
Site Address:	23 Exbury Road, Havant, PO9 5JA		
Proposal:	Two storey side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00506	Expiry Date:	14/08/2023
Applicant:	Mr Jeeves		
Agent:		Case Officer:	Bethany Crowther
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is an end of terrace two storey property located to the south of Exbury Road, Havant. The property has an existing small one storey side extension to the west of the property. The property comprises brickwork and a tiled gable roof which projects to the west elevation. The site contains onsite parking to the rear of the garden on a hardsurfaced area. The surrounding area is residential in nature and contains properties of similar and differing design. It was noted on a site visit that there are other two-storey side extensions on end of terrace properties in the locality of a similar design to this application.

2 Planning History

No relevant planning history.

3 Proposal

Two storey side extension.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Kristine Tindall - Battins

No comments received.

Councillor T Moutray

No comments received.

Developer Services, Southern Water

Initial Response:

It appears that the developer is intending to build close to a public surface water sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building close to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build close-to a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:
southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:
[gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h](https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Interim Responses:

24/08/2023:

The submitted site layout plan (drawing No. 5900/500) shows that the proposed side extension is being built within the 3 metres easement zone of the public sewer.

If any extensions/construction built within the easement of a public sewer, an application under the Build close is required.

I have included a link to our Build Over guidance page if this is of assistance, Build over or near to a public sewer (southernwater.co.uk)

29/08/2023:

If any extensions/construction built within the easement of a public sewer, an application under the Build close is required. We have not received any revised plans or documents nor build over application related to this development.

Yes, these conditions set by Southern water as per the standards.

Officer comment: _

The recommended pre-commencement condition from Southern Water was not agreed by the planning agent.

Southern Water were advised that unless a reason to refuse the application was provided by two given deadlines, planning permission would be granted. In absence of their response, the recommendation has been made with an informative added to the decision.

There is a requirement for a build close from Southern Water in relation to the works close to a public sewer. An informative has been added to alert the applicant to this requirement.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed works is for a two-storey side extension to the west elevation. The extension would extend approximately 4.3 metres from the original side elevation wall and have a depth of approximately 6.7 metres. The height of the extension would be approximately 7.5 metres, and would be level with the height of the host dwelling. The proposed roof would consist of a projecting gable to the west elevation, extending the existing roof design. The extension would be visible within the street scene due to it being located at a road junction with Sherfield Avenue, and would face a highway to both the north and west elevation. The proposed extension would contain a window to both the ground and first floor of the north and south elevations. The proposed extension would have brickwork, roof tiles and white UPVC windows to match the existing property. This would be in keeping with the context of the host dwelling and the character of the area. The new extension would still retain a significant set back from Sherfield Avenue resulting in an acceptable impact on the streetscene.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 To the front of the property is Exbury Road. The proposed windows on this elevation are considered to be similar to that are already existing on the site and would create a similar view of the public highway to that already established. It is therefore considered that the proposed extension would have an acceptable impact on the surrounding properties and is considered to not lead to a loss of privacy or light. Due to the separation distance caused by the public highway, it is considered that the extension would have an acceptable impact in terms of outlook.

- 7.6 To the west of the property is Sherfield Avenue. It is considered that due to the separation distance to the nearest properties, the proposed extension would not appear overbearing or result in a harmful loss of light or privacy. To the rear of the site is an access road to residential garages. The proposed windows on this elevation are considered to be similar to that are already existing on the site and would create a similar view to that already established. It is therefore considered to have an acceptable impact on the surrounding properties and is considered to not lead to a loss of privacy. Due to the separation distance of the nearest property of Sherfield Avenue, it is considered that the proposed extension would not lead to a loss of privacy, outlook or light to the neighbouring properties.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.8 The proposed extension would see an additional bedroom being added to the property, making the property a 3 bedroom house. The Council's Parking SPD requires a minimum of 2 car parking spaces, which is currently being provided on the hardstanding area to the rear of the garden.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00506 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

LOCATION PLAN UPLOADED 5TH JULY 2023
SITE LAYOUT PLAN DRAWING NO. 5900/500
PROPOSED SIDE EXTENSION - PROPOSED GROUND FLOOR PLAN
DRAWING NO. 5900/2

PROPOSED SIDE EXTENSION - PROPOSED FIRST FLOOR PLAN
DRAWING NO. 5900/3
PROPOSED SIDE EXTENSION - ELEVATIONS DRAWING NO. 5900/5
CROSS SECTION DRAWING NO. 5900/06

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.