Site Address: 15 Westways, Havant, PO9 3LN
Proposal: Remove old conservatory, build new orangery and utility area and re roof garage.
Application Type: Full Planning Permission
Application No: APP/23/00654 Expiry Date: 25/09/2023
Applicant: Mr & Mrs Waters
Agent: Mr Nahid Crofton HIC Case Officer: Selina Donophy
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

## 1 Site Description

This application site comprises a two storey semi detached dwellinghouse located on the east side of Westways, Havant. This property has a hipped roof with an attached, flat roof garage to the side. The elevations are formed from hanging tile and brickwork . The property is set back from the road with a driveway and lawn to the front.

## 2 Planning History

APP/22/00519 - Two storey side/rear extension and single storey rear extension., PERM,28/10/2022

## 3 Proposal

Remove old conservatory, build new orangery and utility area and re roof garage.

## 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 D Guest**
No comment received

**Councillor Liz Fairhurst - Bedhampton**
No comment received

**Councillor Phillipa Gray**
No comment received

**Developer Services, Southern Water**
Please see the attached extract from Southern Water records showing the approximate position of our existing foul sewer within the development site. The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.
- The public foul sewer requires a clearance of 3 metres on either side of the public foul sewer to
protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public foul sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.
- All existing infrastructure should be protected during the course of construction works.
Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf
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.
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
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

**Langstone Harbour Board**
No comment received

## 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

| Comment | Officer Comment |
|---|---|
| No comments received | |

## 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 This proposal comprises a single storey side and rear extension following the demolition of the existing rear conservatory. The extension to the garage would result in a total depth of approximately 8.9 metres and it would have a flat roof with a height of approximately 2.9 metres . The rear extension would project beyond the rear wall of the property by approximately 2.6 metres and would be set off the shared boundary by approximately 90 cms. It would have a raised lantern rooflight and would feature bi -fold doors to the rear elevation. Proposed materials include white k render finish.

7.4 This proposal is considered to be acceptable in terms of visual appearance - it would be in keeping with the host dwelling in scale and although the render finish would be different from existing , this would not harm the character of the area . Overall the extensions are deemed to be acceptable additions to the property.

7.5 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

7.6 To the north of the application site is no 13 Westways which is the adjoining property. The rear extension would be set off the shared boundary and would not result in harmful overshadowing or overbearing impact.

7.7 To the south of the application site is no 17 Westways. This property extends beyond the rear of no 15 and has a blank side elevation wall facing back towards no 15 so no harm to the amenity of no 17 has been identified.

7.8 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

7.9 There are two parking spaces towards the front of the property and the internal parking would be retained , meeting the parking standards requirements for a 3 bedroom property.

## 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/23/00654 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:

Application form - materials - uploaded on the 22.08.2023

| | |
|---|---|
| 22 Aug 2023 | LOCATION PLAN |
| 22 Aug 2023 | PROPOSED BLOCK PLAN |
| 22 Aug 2023 | PROPOSED FRONT AND REAR ELEVATIONS |
| 22 Aug 2023 | PROPOSED GROUND FLOOR PLAN |
| 22 Aug 2023 | PROPOSED SIDE ELEVATIONS |

**Reason:** To ensure provision of a satisfactory development.

3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.