
Site Address: 33 Alameda Way, Waterloo, PO7 5HA
Proposal: Retrospective Planning application for a timber frame extension built on the footprint of an existing Conservatory
Application Type: Full Planning Permission
Application No: APP/23/00457 Expiry Date: 15/08/2023
Applicant: Mr Yasin
Agent: Mr Rennison Case Officer: Bethany Crowther
 Architectural & Associated
 Services
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached two storey property located in a cul-de-sac to the south of Alameda Way. The property comprises brickwork with tile hanging to the first floor elevation and a tiled gable roof. The surrounding area is residential in character and contains properties of a similar design. To the west of the property is a TPO wooded area.

This application is a retrospective application.

2 Planning History

APP/13/00999 - Tree works., UNK,
APP/14/00158 - Fell 1No. Ash, 4No. Sycamores and 1No. Scots Pine. Crown raise 1No. Oak to 5m and reduce overhanging branches to eastern sector by 2.5 metres, within A1 of TPO 0685. , PERM,20/03/2014
APP/23/00008 - Internal alterations., UNK,

3 Proposal

Retrospective Planning application for a timber frame extension built on the footprint of an existing Conservatory

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 Husky Patel

No comments received.

Councillor Ms C Diamond - Purbrook Ward

No comments received.

Councillor Ryan Brent

No comments received.

Developer Services, Southern Water

Initial Response:

It appears that the developer has built over a public sewer without consent, accordingly they are required to submit a retrospective Buildover application Build over or near to a public sewer (southernwater.co.uk) with a CCTV survey, which can be arranged by Southern Water and will include the sonde location. Southern Water will then review the original plans and as-built plans whilst also checking the structural condition of the public sewer which has been built over, to confirm that the sewer is of a suitable material to support the build over (i.e., not plastic) and in good structural condition, and that the minimum stand-off distance from the new foundations has been achieved. Southern Water will require evidence the new foundations extend to a depth of at least 150mm below the invert level of the adjacent public sewer to ensure no additional loading is placed on the sewer. Depending on the findings, Southern Water may be able to progress the application to a Conditional Approval, however, should the build over not satisfy our conditions then we will not be able to progress it to an approval stage without additional works at the applicant's expense. Accordingly, we advise that any works to build over a public sewer should not be progressed on site until a Conditional Approval response letter has been provided by Southern Water to avoid the possibility of additional expensive repair costs to rectify the situation. Please refer to our Buildover application details including the Technical Guidance [build-over-a-sewer-guidance-notes.pdf](#) (southernwater.co.uk) for further information. Furthermore, 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; 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 foul 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

Interim response:

Thank you for your letter dated 07/08/2023.

The submitted floor plan (Dwg no – 2023-PA-02-A) indicates onsite public sewers close to the as-built extension. The applicant would still be required to submit a retrospective build-close application. Build over or near to a public sewer (southernwater.co.uk)

All other comments in our previous response dated 11/07/2023 remain valid and unchanged. 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

Final response:

I have consulted the team internally, and discussed this with our BREGS team, and they advised us to inform the applicant to apply for Build-close-to public sewer, where this will be resolved.

Could you please advise the applicant to apply for Build-close-to public sewer at Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk>.

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: 1

Comment	Officer Comment
[redacted] Subject to my concerns being implemented as conditions of the retrospective planning permission, I am of a neutral stance. Details redacted and relate to boundary issues.	Any works that would concern the neighbouring boundary would require consent from the owner.

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 and trees
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) Other Matters

(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 and trees

7.3 The single storey rear extension has been built on the footprint of an existing conservatory. The extension is L-shaped in design. The extension extends approximately 5.6 metres from the original rear elevation wall to the furthest point, and approximately 2.5 metres at the nearest point. The extension has an approximate width of 5 metres. The height of the extension is approximately 2.6 metres and approximately 3.8 metres to the south of the extension due to the sloping land. The extension contains a door on the west elevation, which faces out onto the applicant's garden and detached garage. On the south elevation are two high-level windows and two windows situated on both the east and west elevations.

- 7.4 The extension is not visible from the streetscene due to it being situated to the rear of the property. The extension contains vertical grey cladding with grey UPVC windows and doors. Although these materials differ from the materials of the host dwelling, it is considered that they do not cause demonstrable harm to the residential amenity.
- 7.5 It is recognised that the TPO trees adjacent to the application boundary is of an acceptable distance away from the development as such that the Local Planning Authority are satisfied that no detrimental harm has occurred to these trees.
- 7.6 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

- 7.7 To the east of the property is No. 31 Alameda Way. There is a high-level boundary wall between the two properties and an approximate 5 metre distance between the extension at the application site and the neighbouring conservatory. Due to these reasons, it is considered that the extension does not appear overbearing or lead to any unacceptable loss of light, privacy or outlook to No. 31 Alameda Way.
- 7.8 The application site is located at the end of a cul-de-sac, such that to the immediate west of the property is a small, wooded area. In the rear garden of the application site, on the west elevation is the rear garden of No. 5 Alameda Way. A high-level boundary fence, large hedges and trees screen this boundary. It is considered that for these reasons, the extension does not lead to a loss of light, outlook or privacy to the neighbouring properties.
- 7.9 To the rear of the application site are Nos. 3,5 & 7 Alameda Way. It is considered that the separation distance between these properties is sufficient to not cause a negative impact to loss of privacy, light or outlook.
- 7.10 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

- 7.11 The extension has provided an additional bedroom to the property, making the property a 5 bedroom house. The additional bedroom does not change the previous existing parking requirements as set out by Havant Borough Council Parking SPD of 3 spaces. To the west of the property is a detached garage and hard surface area, which is considered sufficient in providing these car parking spaces.

(v) Other Matters

- 7.12 Following a consultation response from Southern Water dated 11/07/2023, the agent carried out a visual survey and provided a subsequent As Built Floor Plan - 2023-PA-02A. Southern Water were reconsulted and provided a response dated 25/08/2023. Email correspondence from Southern Water on 12/09/2023 advised to inform the applicant of the need to apply for a build-close to a public sewer application. This has been added as an informative to the application.

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/23/00457 subject to the following conditions

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

LOCATION AND BLOCK PLANS - 2023-PA-01
AS BUILT FLOOR PLANS - 2023-PA-02A
AS BUILT ELEVATIONS 2023-PA-03

Reason: To ensure provision of a satisfactory development.

- 2 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.