
Site Address: 33 Botley Drive, Havant, PO9 4PH
Proposal: Single storey rear extension. Single storey front extension. Porch to southern side elevation.
Application Type: Full Planning Permission
Application No: APP/23/00137 Expiry Date: 13/04/2023
Applicant: Mr & Mrs Jones
Agent: Mr Gamblin Case Officer: Denise Sheath
R & G Design
Ward: Warren Park

Recommendation: **GRANT PERMISSION**

1 Site Description

33 Botley Drive, Havant, is a two storey end of terrace property constructed with brown brick with a hung tiled roof. The entrance to the property is located to the southern side elevation facing onto Ewhurst Close. The property benefits from a detached outbuilding along the rear western boundary of the property. There is an approximate 1.5m hedge along the front and partially to the southern side boundary of the property with a 1.8m brick wall to the rear southern side boundary and partially to the rear western boundary, with a 1.8m close boarded fence to the north side boundary.

2 Planning History

APP/49/00228 - for the erection of 76 traditional type houses, UNK, 13/06/1949

3 Proposal

Single storey rear extension. Single storey front extension. Porch to southern side elevation.

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)

DM10 (Pollution)

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

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public 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.

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

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.

- The 300 mm diameter 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

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: 5

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) Southern Water

(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 first element of the proposal is for the erection of a single storey flat roof extension to the rear elevation of the property. The proposed extension would have a depth of 3m, a width of 5.4m and a maximum height of 2.7m, there is a roof lantern proposed to the centre of the flat roof of the extension which would have a maximum height of 3m from the ground floor level. The materials to be used in the construction of the extension would match the facebrick work of the existing property. The proposed extension would be partially visible from the streetscene of Ewhurst Close and Botley Drive but it is not considered to have a harmful impact upon the host dwelling or the character of the area. It is noted that the proposed single storey extension could be carried out under Schedule 2, Part 1 Class A of the Town and Country General Permitted Development Order 2015 (as amended) as permitted development.

- 7.4 The second element of the proposal is for a small single storey front extension. The proposed front extension would have a depth of 1.1m and span the width of the front elevation. The proposal would have a half pitched roof design with an eaves height of 2.7m and a maximum height of 3.2m. The materials would match the materials of facebrick work and tiles of the existing dwelling. It was noted during a site visit that many of the properties within Botley Drive have some form of development to their front elevations such as large porch extensions. It is therefore not considered the front extension would have a harmful impact upon the mixed designs within the streetscene.
- 7.5 The last element of the application is for the erection of a porch to the southern side elevation. The proposed porch would have a depth of 2m, a width of 3.9m with a hipped roof design with an eaves height of 2.5m and a maximum height of 3.3m. The materials to be used would match the materials of facebrick work and tiles of the existing dwelling. It is not considered the proposed porch would have a harmful impact upon the character of the streetscene
- 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 The proposed alterations to the property would not have a harmful impact upon the neighbouring properties directly opposite (No.44-48 Botley Drive) or to the neighbouring properties to the southern side elevation (No.31 Botley Drive & No.1 Ewhurst Close) due to their distance from these neighbouring properties.
- 7.8 The proposed single storey rear extension would have a distance of 13m to the side facing elevation of No.10 Ewhurst Close. The proposed extension would be mainly screened by the existing outbuilding within the application site along this shared boundary. It is therefore considered that the proposed extension would have a minimal and acceptable impact upon this neighbouring property.
- 7.9 The proposed porch would have a distance of 16m from the side facing elevation of No.10 Ewhurst Close. The proposed porch would be mainly screened by the existing outbuilding within the application site along this shared boundary and the brick wall boundary treatment. It is therefore considered that the proposed porch would have a minimal and acceptable impact upon this neighbouring property
- 7.10 The proposed rear extension would have the most impact upon the neighbouring property to the north (No.35 Botley Drive). The proposed extension would have a 0.2m gap from the northern shared boundary. The proposed extension would have a small impact on morning light to the rear back door. This impact would not be significant enough to warrant a refusal of the application. Notwithstanding this the proposed extension could be carried out under permitted development. It is therefore considered that the proposed rear extension would have a limited and acceptable impact upon this neighbouring property.
- 7.11 The proposed porch would not be readily visible to the neighbouring property to the north (No.35). The proposed front extension would protrude a further 1.1m than the existing front elevation. There may be a small loss of light to the front entrance door of No.35 which is also under a canopy but it would not be a significant loss of light as

to warrant a refusal of the application. It is therefore considered that the proposed front extension would have a limited and acceptable impact upon this neighbouring property.

- 7.12 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) Southern Water

- 7.13 Southern Water were consulted as part of the application and have raised no objection subject to a pre-commencement condition. A pre-commencement condition has been placed upon the decision notice as per this request to ensure the drainage apparatus is identified and protected should planning permission be granted.

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/23/00137 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 - Received 21 February 2023
Location Plan - Received 21 February 2023
Proposed Block Plan - Received 21 February 2023
Existing and Proposed Floor Plans and Elevations - Drawing No. Jones 376.1A - Received 31 May 2023

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.

- 4 No development shall take place until a scheme showing measures to protect the public sewers has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the public sewage network is protected during the development in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.