
Site Address:	54 Jubilee Road, Waterloooville, PO7 7RD		
Proposal:	Single storey rear extension		
Application Type:	Full Planning Permission		
Application No:	APP/22/00677	Expiry Date:	25/10/2022
Applicant:	Mr Hoy		
Agent:	Mr Anderson	Case Officer:	Joseph Toole
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

54 Jubilee Road, Waterloooville, is a two storey semi detached property located to the north side of Jubilee Road. The property comprises of white render with grey slate roof tiles.

The property is located within a residential area with some surrounding properties of the same design and others differing.

2 Planning History

No relevant planning history.

3 Proposal

The proposed development involves replacing the existing conservatory with a single storey rear extension. It would have a width of approximately 3.6 metres, a depth of approximately 4.2 metres with a flat roof and roof lantern having a maximum height of approximately 3.3 metres.

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)

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson
No Comment.

Councillor Mike Seal
No Comment.

Councillor Peter Wade

No Comment.

Developer Services, Southern Water (1)

It appears that the developer is intending to build-over/close-to a public foul 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-over/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-over 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
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:

Officer Comment

The applicant provided further details on the drainage matters in which Southern Water were reconsulted.

Developer Services, Southern Water (2)

We have reviewed your application, the plans and the CCTV survey recently carried out on the public sewer affected by your proposed rear extension, at the above site address. We are prepared to grant conditional approval to build over the public sewer at this address, subject to you complying with the following conditions:

1. Completion of a Sewer Protection Agreement is required with Southern Water Legal Services, due to the following reason(s): Extension is being built almost from boundary-to-boundary over public sewer with less than 1.00m access gap from new extension footings to boundary fence. Please forward documents requested over the page as soon as possible (see attached guidance drawing for reference).
2. No structure (footings, walls etc) running parallel to the line of the existing public 100mm foul sewer is permitted within 500mm of this sewer/manhole.
3. Where within 3.00 metres of the public sewer, foundations must be taken down to a minimum depth of 150mm below the invert level of the sewer/manhole. The depth of the sewer is approximately 0.35m below ground level at the time of survey.
4. Southern Water does not permit internal public manholes, a new extension to be built over or within 500mm of public sewer pipes, or where there is a change-in-direction of pipework (sewer/manhole) and a building over of polyvinyl chloride (PVC) material pipes. Therefore, the existing public manhole FWMH4 along with the entire length of the existing 100mm polyvinyl chloride pipe located under the proposed extension, needs to be removed and replaced by new 100mm vitrified clay (VC) material pipe in a straight line. The new pipework should be laid on a 150mm thick granular bed & surround in accordance with the Design and Construction Guidance. The proposed new manhole on the public sewer line would need to be built in either concrete sections or engineering brick as per Figure B21 or Figure B24 in Design and Construction Guidance and would need to be constructed at least 500mm from the foundations/walls of the building to the outside face of the chamber. It should be noted that any existing private connections to the sewer will have to be reconnected to the new manhole or to the new pipework by oblique or Y connections using vitrified clay material pipe fittings.
5. The replaced vitrified clay pipework and a new manhole needs to be inspected by the Southern Water Assistant Adoption Managers. Please note that a minimum of 48 hours' notice will be required for an Assistant Adoption Manager's visit and any new pipe work and connections should be left exposed and not back filled so that they can be viewed by the Assistant Adoption Manager carrying out the inspection. The Assistant Adoption Manager for your area is Mick Vince and their contact number is – 07803 29227.
6. The sewer is to be bridged by PCC lintels (where applicable). Please ensure that no additional load is transferred onto the sewer, adequate protection is provided, and construction works adheres to Building Control specifications.

7. Any new connections to the public sewerage system will require a New Sewer Connection application (we sometimes refer to this as a Section 106) to be submitted and approved by Southern Water.

8. Care must be taken when working in the area of the public sewer pipeline so that no damage is caused, as any damage caused will be repaired at the client's expense.

How to progress your Sewer Protection Agreement

Given that the above proposals are acceptable, it will be necessary for you to provide us with the following information by via email to buildover@southernwater.co.uk to process the Sewer Protection Agreement:

1. An electronic copy (PDF format) of the comprehensive drawing to incorporate the items detailed above, indicating the length of sewer that is being impeded by the works and being built over; marked "A-B", and coloured red. The perimeter of the site should be coloured green (Please see attached guidance plan).

2. A copy of the location plan on 1:1250 scale (PDF format). The perimeter of the site shall be coloured green.

3. Please confirm if you wish to represent yourself or by a solicitor. If by a solicitor, please provide the name and address of your solicitor.

4. Proof of ownership. This shall contain an up to date,

- Official copy of Title Register Entries.
- Title Plan relating to your property.

If you do not have a copy that is dated within the last 6 months, please see gov.uk/government/organisations/land-registry → search for property ownership information → "start now". The Title Plan can be found on the same page of the land registry website as the title deed – it is available in a link directly under, where the title deed / copy of ownership register is found.

5. Building Regulations Number (if applicable).

Also, we wish to state that Southern Water legal fees, of approximately £250, will be invoiced directly by the Company's Chief Solicitor. Should these conditions conflict with your proposed development, it will be necessary to revise your proposal(s) and drawing(s). Please resubmit these revisions to us via email to buildover@southernwater.co.uk / via post to the address in the footer of this letter.

We refer you to Southern Water's Health and Safety Advisory which can be viewed in the Developer and Builders section of the Southern Water website as in the link below: southernwater.co.uk/developing-building/health-and-safety

This approval is given on the basis that you will review the advisory information and take the necessary actions with regards to Health and Safety.

Please ensure a copy of this letter is provided to whoever you are using to carry out the work as this will ensure that the work is carried out in a way that complies with our requirements.

Should you require guidance related to this application, please consult our guidance

page online at
southernwater.co.uk/regulations-services/wastewater-services/build-over-a-sewer

If any further information is required regarding this matter, please do not hesitate to contact us by email at buildover@southernwater.co.uk.

Here at Southern Water, we are keen to use feedback from our customers to understand what you think we do well and where we can do better. We would be grateful if you completed this quick survey to inform our continuous improvement. southernwater.co.uk/developing-building/feedback

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: 22

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) Drainage

(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 rear extension would have bricks to match the existing property with a felt membrane roof. This is considered to be in keeping with the main dwellinghouse and character of the area.

7.4 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the existing conservatory. Therefore, it is considered to be in keeping with the character of the area.

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 On the east side facing the shared boundary with No.52 Jubilee road there would be no side windows within the proposed rear extension, thus not considered to cause harmful overlooking. Due its modest size and roof design the proposed extension is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers at No.52.
- 7.7 On the west side facing the shared boundary with No.56 Jubilee road there would be no side windows within the proposed rear extension, thus not considered to cause harmful overlooking. Due to the proposed rear extension's modest size and separation distance it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers at No.56.
- 7.8 To the rear there would be a set of doors facing out onto the rear garden. Due to the existing screening it is not considered to cause harmful overlooking to any of the neighbouring properties.
- 7.9 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) Drainage

- 7.10 Southern Water were consulted on the application raising no objection subject to a prior commencement condition for details to be provided regarding the protection of public sewers. Following further details provided including a Sewer Protection Agreement, Southern Water granted conditional approval to build over the public sewer. If permission is forthcoming the requirements outlined in Southern Water's response would be added as informatives.

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 Planning be authorised to **GRANT PERMISSION** for application APP/22/00677

- 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, Block Plan, Existing and Proposed Floor Plans and Elevations - JR/22/02/001 REV A
Tree Protection Plan - 527 PL100 REV P

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.