

Site Address:	9 Wardens Close, Hayling Island, PO11 0QY		
Proposal:	Single storey rear/side extension, roof alterations, fenestration alterations & garage conversion		
Application Type:	Full Planning Permission		
Application No:	APP/23/00474	Expiry Date:	21/08/2023
Applicant:	Mr & Mrs Maguire		
Agent:	Mr Ashworth	Case Officer:	Josephine Lacey
	IHD Architectural Services Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

9 Wardens Close is a detached, two storey property within the cul-de-sac of Wardens Close, located at the end on the north side. The dwellings within the road are of similar exterior appearance from the public domain, with cream/ white render to the front elevation on the first floor, red brick to the side elevations and dark red/brown gable boarding. No.9 also follows this character. Each property, including No.9, has a frontage comprising of a grass area and a hardstanding driveway, and a garage in line with the building line.

2 Planning History

None recent or relevant.

3 Proposal

Single storey rear/side extension, roof alterations, fenestration alterations & garage conversion

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 Brenda Linger - Hayling West

No comment received.

Councillor Julie Richardson

No comment received.

Councillor Paul Gray

No comment received.

Developer Services, Southern Water

It appears that the developer is intending to build over 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 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](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

Email 24/08/2023:
Good morning, Josephine,

Thank you for your email dated 16th August 2023, I can confirm that our technical team have reviewed the attached documents and have provided the below commentary on this development:
The proposed plan (drawing No. MAG2023) indicates that 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)

Email 30/08/2023:
Good afternoon Josephine,

Our technical team have confirmed the below to assist with your response if this is of assistance?

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.

There is a requirement for an application under the Build close in relation to the works close to the public sewer and an informative has been added to alert the applicant to inform of 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: 7

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 The proposal comprises a single story side/ rear extension, garage conversion and roof and fenestration alterations. The extension is proposed to be from the rear of the existing garage, which would be converted to a bedroom, and extend round to the rear by 5.4m. At the rear, it would be 1.8m in width, providing an extension to the existing kitchen. Behind the proposed new bedroom would be a utility room, at 4.1m in length and 2.5m in width. The roof type would be hipped instead of the existing asymmetrical pitched roof, at 3.3m at its highest point adjoining the wall of the east elevation of the existing dwelling. The eaves height would be 2.3m. There would be a new window to replace the garage door on the south (front) elevation, and the proposed external materials are bricks to match the existing walls, roof tiles for the roof to replace the existing corrugated panels, along with 3 roof lights, and the windows will be UPVC to match existing. There will be two new windows and a new door to the north (rear) elevation to serve the proposal, replacing the existing two windows and door on this elevation.

7.4 Part of the proposal would be visible from the public realm due to the garage conversion consisting of a new window and new roof style. The dwellings within this cul-de-sac are of relatively uniform style, each with similar render and boarding to the front elevations along with a garage to the side of each property. The style of each of these garages are similar in appearance, with each having a white or light coloured garage door and asymmetrical pitched roof. The neighbouring property has had a first floor side extension extending above the garage, which adds some variety within the cul-de-sac. Though the removal of the garage would cause the property to appear different to the surrounding properties, the chosen materials are sympathetic to the existing dwelling and neighbouring properties, and another property within the cul-de-sac, no.5, has also converted the garage into a habitable room. The resulting visual impact is not deemed to cause evident harm to 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 To the south of the application site is 8 Wardens Close. This property shares a boundary running northwest to southeast between the dwellinghouses. The proposal will be around 5.5m from the boundary, and will not be visible from the rear elevation. It is likely to have little to no impact on this neighbouring property.
- 7.7 To the east is 10 Wardens Close. This boundary comprises an approximately 2m high fence, as well as vegetation along the boundary, shielding the majority of view of the proposal from this property. The proposal would be approximately 4m from the boundary fence. The proposal is not deemed to be overbearing, cause loss of outlook, light, or reduce privacy to this neighbouring property.
- 7.8 The proposal involves a new window to the front elevation. There are no dwellings immediately opposite this property, so it is unlikely to have an impact on privacy.
- 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) Parking

- 7.10 The proposal adds one bedroom and removes the provision of the garage as an additional parking space. The property would consist of 4no. bedrooms with the proposal, which would require 3 car parking spaces in accordance with the Havant Borough Council Parking SPD, though it has been shown on the Block Plan that there is sufficient parking for 3 vehicles.

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/23/00474 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:

MAG 2303 - Proposed Floor Plans

MAG 2304 - Proposed Elevations

MAG 2305 - Block Plan with Parking Plan

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.