

Recommendation: **GRANT PERMISSION**

- 1.1 The site is located on the eastern side of London Road and is occupied by an end of terrace part single/part two storey dwelling. The other two properties in the terrace are in retail use.
- 1.2 The surrounding area is mixed in character comprising residential houses of varying designs, a public house opposite and also a petrol garage diagonally opposite.

155883/8 – change of use of shop to private house and alterations to front elevation, Grant 20/06/1979
95/52660/002 – change of use of B1 (a) office use to C3 residential, Grant 03/05/1995

- 3.1 Alteration of front roof by removal of side pitched roof with new flat roof bounded by a parapet detail, plus regulation of works previously completed.
- 3.2 Part of the application is retrospective and includes a garden room.
- 3.3 The proposals were amended during its consideration in that a proposed side dormer has been deleted from the scheme. Reconsultation was carried out.

National Planning Policy Framework 2021
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Councillor D Keast - Cowplain

No comments received.

Councillor Narinder Bains - Cowplain

No comments received.

Councillor Neil Bowdell - Cowplain

No comments received.

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 assets must be determined on site by the applicant in consultation with Southern Water.

- The 150 mm 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 new 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 new soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public foul sewer.

- 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.

Southern Gas Networks - stage 1

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One objection raising the following issues:

- Even with frosted glass, the proposed side dormer window would overlook resulting in a loss of privacy

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) 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

- 7.3 As noted above, the proposals have been amended in that a side dormer window has been omitted and it is proposed to replace a small part of the front roof with a flat roof and parapet detailing. Some works have already been carried out in terms of moving a front door to the side elevation and changes to materials to the front elevation. Whilst some of the works may constitute permitted development the application seeks to regularise the position.
- 7.4 It is considered that the revised front/side elevation is acceptable and would not result in any adverse impact on the character of the area or the visual amenities of the street scene.
- 7.5 A garden room has also been constructed to the rear and is marginally above the height allowed under permitted development. This is not readily visible from outside the site and is considered acceptable.
- 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 Whilst an objection has been raised concerning overlooking from the originally proposed side dormer window, this is no longer part of the proposals and not subject of this application. As noted above, reconsultation was carried out and no further letters of representation have been received.
- 7.8 The garden room that has been erected to the rear is not considered to give rise to any adverse impact on neighbouring amenities.
- 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).

(iv) Other matters

- 7.10 As noted above both Southern Water and Southern Gas Networks have made comments, however, no planning conditions are recommended as the works are retrospective and do not involve any further ground intrusion such as might affect those utilities' infrastructure.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01155 subject to the following conditions;

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

C3510-1 - LOCATION PLAN

C3510-2 REV A - AMENDED - BLOCK PLAN

C3510-4 REV A - AMENDED - PROPOSED PLANS

C3510-6 REV A - AMENDED - PROPOSED ELEVATIONS

C3510-7 REV B - AMENDED FRONT ELEVATION

DESIGN AND ACCESS STATEMENT AND SUPPORTING DOCUMENTATION

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.