
Site Address:	29 Bushy Mead, Waterlooville, PO7 5DY		
Proposal:	Construction of front porch extension and replacement garage.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00299	Expiry Date:	13/06/2023
Applicant:	Mr Ganderton		
Agent:	Loretta Taylor	Case Officer:	Joseph Toole
	Thorns - Young Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

29 Bushy Mead, Waterlooville, is a two storey semi detached property located to the north side of Bushy Mead. The property comprises of brickwork, render and concrete roof tiles. Vehicular access is from Bushy Mead with parking to the front and side.

The property is located within a residential area with surrounding properties of similar style and design.

2 Planning History

APP/18/00757 - Replace roof of existing rear conservatory., PERM,20/09/2018

3 Proposal

The proposal would involve the construction of front porch extension and replacement garage, larger than the existing.

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) 2014
AL1 Presumption in Favour of Sustainable Development

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

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes
No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Diamond - Purbrook Ward

No Comment.

Southern Water

It appears that the developer is intending to build 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 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

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 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

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

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: 8

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 implications

(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 porch would have brickwork and cladding and concrete roof tiles. The proposed garage would have brickwork/render and a pitched roof with concrete roof tiles to match the existing garage. These materials are considered to be in keeping with the context of the main dwellinghouse and character of the area.

7.4 The proposed porch would be visible from the street scene. Due to its modest size and design it is not considered to have an adverse impact on the character of the area. The proposed garage would not be readily visible from the street scene and due to its modest size within the rear garden it is considered to be subservient to the host dwellinghouse.

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 front there would be a door and window within the proposed porch. These views would face out onto the front driveway and properties opposite, as such not considered to cause harmful overlooking. There would be side windows to the porch but given the limited depth of the porch these would not result in any significant overlooking issues. Furthermore, due to the porch's modest size it is not considered to have an adverse impact on the neighbouring properties either side.

7.7 On the east side facing No.31 Bushy Mead there would be two windows within the proposed garage. Due to its separation distance from the shared boundary and the existing screening of 1.8 metre high fencing the proposed garage is not considered to cause harmful overlooking, appear overbearing or result in the harmful loss of light to

the neighbouring occupiers at No.31.

- 7.8 On the west side facing No.27 Bushy Mead there would be no windows or openings within the proposed garage. The proposed garage would be partly screened by the existing 1.8 metre high fencing and would have a pitched roof away from the boundary. Furthermore, it would be partly screened by the existing garage at No.27, therefore overall the proposed garage is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.9 To the rear there would be no windows or openings within the proposed garage. Due to its separation distance from the rear boundary it is not considered to have an adverse impact on any of the properties to the rear.
- 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) Drainage implications

- 7.11 Southern Water commented on the application raising no objection subject to a prior commencement condition for the protection of the public sewers. This condition has been recommended and agreed by the applicant's agent. In terms of drainage both foul and surface would be dealt with under Building Regulations considerations.

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/23/00299

- 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
Proposed Floor Plans and Elevations - 7069.23.2 REV E

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.

- 4 Prior to the commencement of the development hereby permitted measures shall be undertaken to protect public sewers which shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved measures.

Reason: In the interests of protecting public utility infrastructure and having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.