

Recommendation: **GRANT PERMISSION**

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 Gary Robinson

No comment

Councillor Kenneth Smith

No comment

Councillor Mark Inkster

No comment

Developer Services, Southern Water

The attached plan shows that the proposed development lies over an existing public sewer. If the works to be carried out will alter the existing foundation line or depth it will be necessary for the applicant to contact Southern Water.

Furthermore, 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 foul sewer to be made by the applicant or developer.

To make an application visit: developerservices.southernwater.co.uk and please read our New Connections Services 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: 6

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 This proposal comprises the raising of the ridge by approximately 0.3 metres with hip to gable roof extensions to both sides , a pitched roof dormer to the front elevation with 2 rooflights and a flat roof dormer to the rear elevation with dimensions of approximately 8 metres width, 2.4 metres height and 2.6 metres depth. There was originally one bedroom at first floor level - this proposal would create space at first floor level for a total of two bedrooms, both with ensuite bathrooms and a store area.

- 7.4 As stated in the site description section, following a street based site visit from the case officer it was noted that the applicant has constructed the changes prior to any planning permission being granted. The application form, in the 'materials' section states that the brickwork would match existing - whilst this does not appear to have been implemented as a much darker red brick has been used, this is not deemed to appear harmful to the streetscene . Slate tiles to the roof and cladding to the rear dormer have been stated on the forms and plans and this is deemed acceptable in appearance.
- 7.5 The proposals resulted in initial concerns regarding the impact on the streetscene - most of the properties along Hazelwood Avenue have retained their traditional appearance , with relatively little alteration, although it is noted the neighbouring property has undergone work to the roof including a roof extension and replacement of roof tiles to a slate material. The dormer to the rear also is fairly large in scale although would not be widely visible from the public realm. It is also of relevance that there has been substantial development in the rear garden of the site and it has been confirmed by the applicant this forms a workshop and annexe/living space for family members . Whilst the prospect of overdevelopment and additional pressure on the site has been considered it is judged that the proposal would not significantly worsen the existing situation and would not justify a refusal on these grounds.
- 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 To the east of the application site is no 4 Hazelwood Avenue . Whilst the building line would come closer to this side than existing, this is not deemed to result in any harm to the amenity of this property. To the west is no 8 Hazelwood Avenue - the properties are separated by the attached garages reducing any impact on this side. To the rear of the application site are the rear gardens of nos 9 and 11 Oakwood Avenue . There is approximately 30 metres back to back separation distance from the rear elevations of these properties which meets the separation distance as specified in the Havant Borough Design Guide . Whilst the proposed dormer would offer additional views back towards the rear of these properties , there would be approximately 15 metres of space between the dormer and the rear boundary and this is deemed to reduce the overlooking impact of the dormer.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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

- 7.9 This proposal would result in a property with 4 bedrooms in total. This requires 3 parking spaces on site as required in the Havant Parking SPD. The bedroom to the rear is also considered however dwellings with 4 bedrooms or more would not require more than 3 spaces . A parking plan has been provided which shows allocation towards the front of the site for these 3 spaces and therefore this would comply with the parking standards.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00861 subject to the following conditions

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

Location plan uploaded on the 06.10.2020
06/02 Proposed floor plans and elevations
Block and parking plan uploaded on the 09.10.2020

Reason: To ensure provision of a satisfactory development.