
Site Address:	5 Farthings Gate, Waterlooville, PO7 5RG		
Proposal:	Two storey side extension.		
Application No:	APP/21/00076	Expiry Date:	22/03/2021
Applicant:	D Grant		
Agent:	Mr Cornish	Case Officer:	Denise Sheath
	RCA		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Farthings Gate, Waterlooville, is a semi detached two storey property constructed with yellow brick with a tiled roof, and brown clay hanging tiles to the front elevation. The property has a laid to lawn frontage with a block paved parking area with dropped kerb access onto Farthings Gate highway, the property has a modest size rear garden with a double garage along the rear boundary accessing a car parking area for residents of the surrounding properties.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

None relevant

3 Proposal

Two storey side extension.

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)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

It appears that the developer is intending to build-over 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 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 associated with the build-over to a public sewer are contained in Southern Water guidance notes which are available at:
developerservices.southernwater.co.uk/BuildOver/ApplicationForm

The applicant is advised to apply for approval of the works through the Build Over Public Sewer application process.

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, a condition is attached to the planning permission; for example, the developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

To make an application visit: southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/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 3 of the Building Regulations:

- 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 by email at:

SouthernWaterPlanning@southernwater.co.uk

Officer Comment:

A pre-commencement condition has been added to the decision notice in light of the comments above. This condition has been agreed by the agent.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

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 is for a two storey side extension to the North western elevation of the property, the proposed extension will have a width of 3.5m, a depth of 10.7m at ground floor level and a depth of 8.1m at first floor level, the proposed ridge height will match the ridge height of the original dwellinghouse at 7.25m. Part of the proposal is to replace the existing brown clay hanging tiles to the front elevation with Marley plain concrete tiles in a 'Greystone' colour which would match the adjoining neighbouring property at No.3. The other materials to be used in the construction, such as the brick and roof tiles will match the materials on the existing property.

7.4 There is to be additional windows to the ground floor and first floor front and rear elevations. The windows in terms of design, materials and overall shape will match the existing windows within the property and would therefore not have any adverse impact.

7.5 It is noted that No.6 Farthings Gate has carried out a similar two storey side extension which is flush with the front and rear elevations, as well as no height difference with regard to the roof ridge height.

- 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 The adjoining neighbouring property No.3 is situated to the east of the application site. The proposed extension would not project beyond the existing rear elevation of number 3 and would be approximately 6.2 metres from the boundary with this property. Although there is a new first floor window in the rear elevation of the extension, it is judged that this would not result in any unacceptable additional overlooking to the rear amenity area of this property.
- 7.8 To the rear of the property boundary there is a car parking area. The proposal would be a significant distance as not to have any negative impact upon this area and would therefore be considered acceptable in planning terms.
- 7.9 The neighbouring properties to the front are opposite the application site with their front elevations approximately 27 metres from the front elevation of the extension. Whilst there are windows in the northern elevation of the extension, any potential overlooking would be to the front gardens of these properties which are in full view from the highway. The impact is therefore considered to be acceptable
- 7.10 The neighbouring property to the west No.7 has a higher ground level than the application site, there are to be no windows or doors installed in the proposed side facing elevation which would eliminate any overlooking concerns. Although there is a new first floor window in the rear elevation of the extension, it is judged that this would not result in any unacceptable additional overlooking to the rear amenity area of this property. It is therefore considered any impact upon this neighbouring property would be limited and acceptable.
- 7.11 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

- 7.12 The proposal would not increase the number of bedrooms and therefore car parking requirements are not altered.

8 Conclusion

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

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application

APP/21/00076 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:

Application Form - Received 25 January 2021
Location Plan - Drawing No.01 - Received 25 January 2021
Existing Site Plan - Drawing No.02 - Received 25 January 2021
Existing Ground Floor Plan - Drawing No.10 - Received 25 January 2021
Existing First Floor Plan - Drawing No.11 - Received 25 January 2021
Existing Roof Plan - Drawing No 12 - Received 25 January 2021
Existing North East Elevation - Drawing No.15 - Received 25 January 2021
Existing North West Elevation - Drawing No.17 - Received 25 January 2021
Existing South West Elevation - Drawing No.16 - Received 25 January 2021
Existing Section Plan - Drawing No.18 - Received 25 January 2021
Proposed Ground Floor Plan - Drawing No.31 - Received 25 January 2021
Proposed First Floor Plan - Drawing No.32 p.2 - Received 25 January 2021
Proposed Roof Plan - Drawing No.33 - Received 25 January 2021
Proposed North East Elevation - Drawing No.35 p.2 - Received 25 January 2021
Proposed North West Elevation - Drawing No.37 - Received 25 January 2021
Proposed South West Elevation - Drawing No.36 - Received 25 January 2021
Proposed Section Plan - Drawing No.38 - Received 25 January 2021
Email confirming the materials to be used - Received 16 March 2021

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 No development shall take place until a scheme showing measures to protect the public sewers has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the public sewage network is protected during the development in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

