

Recommendation: **GRANT PERMISSION**

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Councillor Alex Rennie

No comment

Councillor T Hart - Bondfields

No comment

Southern Water

It appears that the developer is intending to build-over/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-over/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 associated with the build-over/close-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.

In order to protect public sewers, Southern Water requests that if consent is granted, a condition is attached to the planning permission; for example, the developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public sewers.

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: 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 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

Case officer comment : Pre-commencement condition has been agreed by the applicant and shall be added to any approval.

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: 9

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
- (v) CIL

(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 a two storey side extension and single storey rear extension. The proposed two storey side extension would have a width of approximately 3.3 metres, a depth matching the existing property and a ridge height in continuation of the existing dwelling with a pitched roof design. At ground floor level the extension would allow for a study served by a forward projecting ground floor bay window and a wc towards the rear served by an additional side elevation (west elevation) window, following the removal of the existing side entrance door. At first floor level the extension would create an additional bedroom sited towards the front and served by a front elevation window and an ensuite to the rear served by a rear elevation window.

- 7.4 The single storey rear extension would have a monopitched roof with an eaves height of approximately 2.4 metres, it would have a depth of 3 metres and a width of 5.5 metres. This space would form an enlarged living area , featuring 3 rooflights, bi fold doors to the rear and a new doorway and window to the side (west) elevation. Proposed materials include roof tile and facing brickwork, both to match those on the existing property.
- 7.5 The proposed two storey side extension is deemed to be acceptable in terms of impact on the streetscene. Whilst it does not step back behind the principal elevation, nor is the ridge line dropped below that of the existing property as is the guidance provided by the Havant Borough Design Guide which is deemed to give the appearance of subservient design , it is judged to be acceptable within the context of the surrounding area. The general character of properties in the immediate vicinity include rows of terraced dwellings which form blocks and there are other examples of similar two storey side extensions within close proximity to the site. The width of the proposal at 3.3 metres is not judged to dominate the host dwelling and therefore is deemed to be subservient in scale . The roof ridge is also in keeping with that of the existing property as stipulated in the Design Guide as are the final materials. The rear extension would be less visible from public view, although due to the corner location would be partially visible. This is not considered to be harmful to the character of the streetscene.
- 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 19 Abbotstone Avenue . This property has an extension to the rear as well as a rear elevation window close to the boundary shared with no 17. The proposed rear extension would be set slightly off this shared boundary. The single storey extension is deemed to have some impact upon the window at no 19 as it breaches the 45 degree line . Whilst this is the case , an extension of this size could be built under permitted development which would not require planning permission and for this reason, on balance it is deemed acceptable.
- 7.8 To the west of the application site are no 11 and 13 Adhurst Road . There would be no additional windows proposed at first floor level to the side elevation- whilst the building line would come closer to the side boundary, the road separates these properties are therefore there is not judged to be any harmful impact upon the amenity of these properties.
- 7.9 To the rear of the application site is no 2 Adhurst Road which is located at an angle to the application property with multiple windows at first floor level on the rear and side elevations. The private amenity space is located towards the side and rear of the property. The proposed extension would feature an additional window at first floor level which would serve an ensuite - this window would be obscure glazed to reduce any additional overlooking.
- 7.10 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 -

- 7.11 The bedroom number at the property would be increasing from 2 to 3 bedrooms. As stipulated in the Havant Parking SPD, this increase does not require any further parking allocation on site.

(v) CIL

- 7.12 This proposal would not result in over 100 m2 additional floorspace and is therefore not CIL liable.

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/21/00118

(A) 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:

Block plan uploaded on the 11.02.2021

Existing and proposed east elevation E Elev 01 uploaded on the 11.02.2021

Existing and proposed first floor FF Plan 01 uploaded on the 11.02.2021

Existing and proposed north elevation N Elev 01 uploaded on the 11.02.2021

Existing and proposed roof RF Plan 01 uploaded on the 11.02.2021

Existing and proposed south elevation S Elev 01 uploaded on the 11.02.2021

Existing and proposed west elevation W Elev 01 uploaded on the 11.02.2021

Location plan uploaded on the 11.02.2021

Amended existing and proposed ground floor plan GF Plan 01 uploaded on the 03.03.2021

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the commencement of development, details of the measures to be

undertaken to protect the public sewer on the site during the course of the construction shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The approved measures shall be implemented in full accordance with the approved measures and retained thereafter during the construction work for the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the public sewer having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the rear elevation of the extension facing north shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 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.