
Site Address:	311 Milton Road, Cowplain, Waterloooville, PO8 8LH		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/01049	Expiry Date:	27/12/2022
Applicant:	Mr & Mrs Brickell		
Agent:	Mr Davison	Case Officer:	Selina Donophy
	iDraw Limited		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a semi-detached bungalow located on the west side of Milton Road, Cowplain, Waterloooville. This property has a hipped roof with a pitched roof gable end to the front elevation. The elevations are formed from brickwork and to front is an internal garage accessed via a paved driveway. The area is predominantly residential in character. This site is located within a future flood zone.

2 Planning History

None relevant

3 Proposal

Single storey rear 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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Carly Scannell - Hart Plain

No comment received

Councillor David Jenner

No comment received

Councillor E Shimbart - Hart Plain

No comment received

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer in the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Please note:

- The 225 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 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 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 a 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

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

Engineering/Drainage

No comment received

Environment Agency

No comment received

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: 1

Comment	Officer Comment
I would like to put in an objection for this building work. There are three main areas. Firstly the amount of light this will take away from my property due to its height and length it will take away light from my bedroom and bathroom and will also make the piece of land there dark and gloomy. Secondly this is being built over a sewer main and I am worried about damage this may cause. Also there is no provision for the guttering as the guttering on there side is never cleared causing mine to overflow. Thirdly on the application they say the side of the structure will be rendered I don't know how they are planning to do this as they have not asked if they could come into my land to do this.	The amended plans are considered to have a simialr impact to existing. Please see 'Planning Considerations' section of report. Drainage issues would be dealt with under Building Regulations . Southern Water have been consulted on the sewer and have not raised any concerns. This is showing brickwork proposed on the amended plans. Access to land would be a civil matter.

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

(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 single storey rear extension to replace the existing rear conservatory which has now been removed. The proposal has been amended following its initial submission with a reduction in size and height following case officer concerns relating to potential impact on the rear bedroom window at the adjacent property.

7.4 The proposal now comprises of a single storey rear extension with dimensions of approximately 3 metres depth , 3.5 metres width . It would have a monopitched roof with a height set at eaves level adjacent with no 309 to the south and this would increase in height adjacent with the existing rear extension . It would be set off the southern boundary by approximately 25 cms. This space would create a dining room with bi-fold doors to the rear. In the roof would be a rooflight . A replacement window would also be added to the side of the existing rear extension. Proposed materials include brickwork to match existing.

7.5 The proposed extension would replace the former conservatory which has now been removed . The scale and appearance would be in keeping with the host dwelling and would not be larger in depth than the previous conservatory . Overall the extension is deemed to be subservient addition and would not be a harmful addition to the host dwelling.

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 south of the application site is no 309 Milton Road. The properties were originally designed in a 'U' shape towards the rear and no 309 has a bedroom window on the rear elevation and a bathroom window on the rear side elevation . This rear bedroom window is the only window serving this room and therefore the proposal has been altered to reduce impact on this window. It is understood there was previous a conservatory in place in this siting . Whilst it has been removed at the time of the site visit , it is noted that a conservatory was previously in place here and this can be viewed on aerial view on google earth. This doesn't appear to have been granted planning permission although appears to have been sited here for many years and

would therefore likely would have benefitted from deemed consent. It is subsequently judged that something of a similar impact could be constructed in this siting. Comparing the current proposal with the previous proposal, the depth would be the same as would the height set at eaves level. Whilst this would rise in height towards the north, this would be set away from no 309. Overall the impact on the bedroom window at no 309 is deemed to be similar to existing and therefore acceptable in this instance.

- 7.8 The proposal would be set away from the rear boundary and is not considered to have an impact on the amenity of any other properties.
- 7.9 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).

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/22/01049

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:

12 Jan 2023 20.330.100 REV B EXISTING & PROPOSED
PLANS, ELEVATIONS

Reason: - To ensure provision of a satisfactory development.

- 3 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.

