

Recommendation: **GRANT PERMISSION**

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

5 Statutory and Non Statutory Consultations

Councillor Jo Lowe

No comment

Councillor Malc Carpenter

No comment

Developer Services, 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-over/close-to the sewer.

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 and surface 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 or by email at:

SouthernWaterPlanning@southernwater.co.uk

Following receipt of the Southern Water consultee response the applicant was informed of the pre-commencement condition as requested by Southern Water. The applicant has since submitted a DOW application to Southern Water.

The consultee response from Southern Water direct to the applicant is as follows :

Having considered the above proposal[s] submitted with the signed declaration of the self-certification document, Southern Water finds the plan single storey rear and double storey side extension is acceptable.

The granted approval is based on the information provided by you on the self-certification document and any changes on site will require a further submission of details for approval:

1. No structure (footings, walls etc.) running within 500mm from the existing public foul sewers/manholes will be permitted. Any proposed structure within 3.00 meters of the public sewers, must have foundations to a depth of at least 150mm below the invert level of the sewers/manholes. Care must be taken when working in the area of the public sewer to ensure no damage is caused. Any damages will be repaired at the client's expense.
2. Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services.

We refer you to Southern Water Health and Safety Advisory which can be viewed in the Developer and Builders section of the Southern Water website as in the link below:

southernwater.co.uk/developing-building/health-and-safety

This approval is given on the basis that you will review this Advisory and take the necessary actions with regards to Health and Safety.

Southern Water Services reserves the right to review the information provided for this application and undertake site inspections to confirm compliance with declaration of works.

Confirmation of the conditional approval has been sought from the case officer directly with Southern Water who have responded with the following :

The applicant had submitted DOW application after receiving planning response letter. We have given conditional approval under DOW based on the declaration the applicant has made in the application form.

During the construction, they have to make sure that they adhere to conditions mentioned in the approval letter.

Hope this clarifies the position but do let me know for further queries.

Case officer comment : Conditions requested shall be applied with any permission. Section 106 reminder to be added as an informative.

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

Comment	Officer Comment
I have no objection to the proposal. My only concern is to the underground services to my property. If they are compromised in anyway they are to rectified and paid for by the proposer.	Noted - concerns have been directed towards building control. Southern Water have been informed of the proposals.

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 replace the existing store room and would have a width of approximately 2.3 metres, a depth of 5 metres, set back from the principal elevation by approximately 0.5 metres. The extension would have a pitched roof with the ridge line set down from the main ridge by approximately 0.1 metres. The side extension would allow for a living room at ground floor level with windows to the front and rear elevations at ground and first floor level - the first floor would create a bedroom. The proposed rear extension would be located adjacent to the side boundary to the east and would have dimensions of approximately 4.2 metres width, 1.7 metres depth and a monopitched roof with a maximum height of 2.3 metres. Proposed materials would match existing.

7.4 The scale of the proposed extensions is judged to be relatively modest when viewed within the context of the host dwelling. The two storey side extension has been stepped back which remains in keeping with the Havant Borough Design Guide and whilst the ridge has only been set down a small amount, there are several properties in the surrounding area which have been extended at two storey level without a large set down at roof level. Although the extension would be visible from the public realm, the application site is located in a corner plot location which is not highly prominent within the streetscene.

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 east of the application site is no 16 Woodlands Way which is the adjoining property. The proposed rear extension would not have a large depth and height and is within the realms of what could be achieved under permitted development. Impact is not deemed to be harmful.
- 7.7 To the west of the application site is no 14 Woodlands Way. To the side of this property there are hallway windows and the front elevation features a front door, with windows located on the further side of the front elevation. Set back to the side is a store. The proposed extension is not deemed to result in an overly harmful form of development, it would not cause overshadowing to habitable rooms or private amenity spaces. No windows are proposed to the side elevations and therefore there would be no additional overlooking.
- 7.8 To the rear (north) of the application site are No's 15 and 17 Battens Way. The separation distance back to back between the properties would exceed 40 metres which meets the separation required as outlined in the Havant Borough Design Guide. For this reason the addition rear elevation window would not result in harmful additional overlooking.
- 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).

(iv) Parking

- 7.10 The existing bedroom number is 3 and following the proposal the bedroom number would remain at 3 . As the bedroom number is not increasing then no further parking allocation on site is required.

(v) CIL

- 7.11 The proposed additional floorspace would not exceed 100m² 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/21/00079

(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:

Location plan uploaded on the 03.02.2021

Block plan uploaded on the 03.02.2021

Proposed ground floor plan received on the 20.04.2021

Proposed first floor plan uploaded on the 16.02.2021

Proposed elevations uploaded on the 16.02.2021

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.

- 4 Unless otherwise agreed in writing by the Local Planning Authority in consultation with Southern Water, no structure (footings, walls etc.) running within 500mm from the existing public foul sewers/manholes will be permitted. Any proposed structure within 3.00 meters of the public sewers, must have foundations to a depth of at least 150mm below the invert level of the sewers/manholes. Care must be taken when working in the area of the public sewer to ensure no damage is caused. Any damages will be repaired at the applicants expense.

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.