
Site Address:	39 Elmleigh Road, Havant, PO9 2AB		
Proposal:	Single storey side extension.		
Application No:	APP/21/00073	Expiry Date:	22/03/2021
Applicant:	Ms Lonergan		
Agent:	Mr Bennett	Case Officer:	Joseph Toole
	Kalotec Limited		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

39 Elmleigh Road, Havant, is located to the south west of Elmleigh Road on a corner plot at the junction of Mavis Crescent. The application site is a two storey detached property comprising facing brickwork and red roof tiles. Vehicular access is from Elmleigh Road with parking to the front and side.

The property is located in a part residential part commercial area with properties in the vicinity of similar style and design.

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

No relevant planning history.

3 Proposal

Single 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

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 D Guest - St Faith's

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing foul within the site and surface water in the immediate vicinity of the development site.

The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 225 mm foul and surface water sewers requires a clearance of 3 metres on either side of the gravity sewers 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 gravity sewers 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 public or adoptable gravity sewers.
- All existing infrastructure should be protected during the course of construction works.

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (southernwater.co.uk/media/3027/ds-tree-planting-guide.pdf) and the Sewerage Sector Guidance (water.org.uk/sewerage-sector-guidance-approved-documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

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

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

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) Drainage
- (vi) 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 The proposed development would involve a single storey side extension to provide a W/C, lounge, kitchen, shower room and two bedrooms. It would have a width of approximately 3.4 metres at the front and approximately 5.9 metres at the rear. The proposed side extension would have a depth of approximately 12.2 metres with a pitched roof having a maximum height of approximately 3.4 metres.
- 7.4 The proposed development would have bricks and tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 The proposed works would be only partially visible from the front and side of the property being a corner plot with the side and rear being partly screened by the existing hedging along the south side. Due to the proposed development being a single storey design and the partial screening along the boundary it is not considered to have an adverse impact upon the character of the area. The proposed side extension is considered to appear subservient to the host dwellinghouse due to its size and retained amenity space. There was concern that the proposed side extension could be used as separate accommodation, as it has all the attributes of a dwellinghouse. The applicant's agent stated it would be used to home the elderly parents of the clients and there would be a door directly into the lounge of the existing house from the proposed extension. A condition has been recommended to the decision which would restrict the use to ancillary accommodation to the host dwelling. Overall, the proposed works are considered to be inkeeping with the character of the area.
- 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 front of the proposed extension there would be door and window. This would face out onto the public highway and is not considered to cause any form of overlooking.
- 7.8 To the south east side of the proposed extension there would be two windows facing Mavis Crescent. The proposed side extension would also come up against the boundary. Due to the existing screening of hedging and its position it is not considered to cause any form of overlooking, appear overbearing or result in the harmful loss of light to any neighbouring property.
- 7.9 To the rear of the proposed side extension there would be two windows facing out onto the rear garden. Due to the existing screening of a brick wall it is not considered to cause any harmful overlooking on the properties to the rear.
- 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 property will retain 5 car parking spaces as shown in the Block Plan therefore it would accord with the Havant Borough Parking Standards SPD.

(v) Drainage

- 7.12 Southern Water were consulted on this application and raised no objection. An informative has been added to the decision.

(vi) CIL

- 7.13 The proposed development would be under 100sqm. therefore it is 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/21/00073

- 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 - 01

Block Plan - 02

Proposed Floor Plans - 04

Proposed Elevations - 05

Email dated 02/03/2021 - Use of the Proposed Extension

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 The extension hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial, industrial purposes, or separate dwellinghouse whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.