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|-----------------|-----------------------------------------------|---------------|----------------|
| Site Address:   | 8 Warfield Avenue, Waterloooville, PO7 7JJ    |               |                |
| Proposal:       | First floor side and ground floor extensions. |               |                |
| Application No: | APP/21/00215                                  | Expiry Date:  | 04/05/2021     |
| Applicant:      | Mr & Mrs T Gough                              |               |                |
| Agent:          | Mr D Treagus                                  | Case Officer: | Graham Speller |
|                 | Derek Treagus Associates                      |               |                |
| Ward:           | Waterloo                                      |               |                |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The site lies on the south eastern side of Warfield Avenue and comprises a two storey detached house with a catslide roof to the southern side over a single garage.

Warfield Avenue comprises a mixture of residential properties of varying design, however, there are other properties of the same design to the application site, some of which have been extended. It would appear that No. 6 adjacent has been extended to the side at some time in a similar manner to that now proposed.

## **2 Planning History**

There is no relevant planning history.

## **3 Proposal**

First floor side and ground floor extensions.

## **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

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

## **5 Statutory and Non Statutory Consultations**

**Councillor Gwen Robinson**

No comments received.

**Councillor Mike Sceal**

No comments received

**Councillor Peter Wade**

No comments received

**Developer Services, Southern Water**

Please see the attached extract from Southern Water records showing the approximate position of our existing surface water sewer crossing 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 300 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity 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 gravity 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 public or adoptable gravity sewers. - All existing infrastructure should be protected during the course of construction works.

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 water sewer to be made by the applicant or developer.

*Comment*

*Southern Water were requested to review their comments and the requirement for the exact location of a surface water sewer to be determined prior to commencement of works. It was clear from the submitted sewer plan from Southern Water that it was located on the adjacent property at No.10 and would not be affected by the proposed development.*

*Southern Water has acknowledged that the surface water sewer is at a distance from the proposed extension and isn't being affected but believe that it is within the red line boundary and have provided protection measures. Note: The redline line is thick but the sewer does fall outside the application site.*

**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: 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) Surface water sewer

(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 As noted above, it appears that No. 6 adjacent has been extended in the same manner as this current proposal.

7.4 The proposals involve infilling to the rear of the garage and gaining additional first floor accommodation by the removal of the catslide and building upwards..

7.5 The proposals would be set off the boundary on the same alignment as the existing house and therefore a terracing effect would not occur. The proposal would be at the same ridge height as the existing house creating an extended ridge. This is identical to the adjacent property at No.6. Whilst this would not be subservient to the existing house, which is recommended in the Council's design guidance, in this instance, it is considered that such an approach is acceptable and would not appear out of character in the locality or adversely impact the visual amenities of the street scene.

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 It is noted that there are two first floor windows in the side elevation of the adjacent property No. 6. The design of a number of houses in Warfield Avenue is similar, including No. 6 albeit, as noted above, it appears to have been extended in a similar manner. The windows do not appear to be serving habitable rooms and if the internal layout is similar then these windows would likely serve a landing and a bathroom

7.8 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

- 7.9 The existing house has 4 bedrooms and the proposals would not increase the number of bedrooms. The garage element would be retained and there is sufficient parking within the site which would not be affected.

(v) Surface water sewer

- 7.10 Southern Water has advised that there is a main surface water sewer that crosses the site and that works should not commence until the exact position of the sewer is determined in consultation with Southern Water. However, the submitted plan accompanying the consultation response clearly shows that the surface water sewer is in fact on the adjacent property No.10 and not within the application site. Whilst there would probably be a surface water sewer that serves the property that connects into the surface water system, it is not a main sewer. Southern Water was requested to review their comments.
- 7.11 As noted above, Southern Water are satisfied that the surface water sewer would not be affected by the development and as such, a pre commencement condition regarding the surface water sewer's exact position is not considered necessary. However, a condition can be imposed regarding soakaways not to be located near the surface water sewer. An informative is also considered appropriate regarding connecting to the public sewer system and alerting the applicant that there may be main sewers within the vicinity. An informative regarding no tree planting within close proximity of the sewer can also be imposed.

## 8 Conclusion

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

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00215

- 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:

Drawing No. 21/111/01 LOCATION & BLOCK PLAN

Drawing No. 21/111/05 PROPOSED GROUND FLOOR

Drawing No. 21/111/06 PROPOSED FIRST FLOOR

Drawing No. 21/111/07A PROPOSED 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.

- 4 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.

**Reason:** To safeguard against undue damage to the surface water sewer in the vicinity of the site having due regard to policy DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the Planning Policy Framework..