
Site Address:	9 Tansy Close, Waterloooville, PO7 8HL		
Proposal:	Proposed ground floor rear extension.		
Application No:	APP/21/00242	Expiry Date:	27/04/2021
Applicant:	Mrs Bowskill		
Agent:	Mr Jay	Case Officer:	Selina Donophy
	The Planning Service		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the south east side of Tansy Close, Waterloooville, where the road forms a cul-de-sac. This property has a pitched roof with roof tiles and elevations formed from brickwork. Located towards the rear of the dwelling is a detached garage, joined to the garage at the adjacent property to the south. Towards the front of the property is a hardstanding with parking space for 2 vehicles and a lawn forming an open boundary to the pedestrian highway.

The area is predominantly residential in character, with a mixture of bungalows and two-storey properties.

2 Planning History

None relevant

3 Proposal

Proposed ground floor 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 Diana Patrick

No comment

Councillor Dianne Lloyd

No comment

Councillor S Milne

No comment

Developer Services, Southern Water

Please find the attached extract from Southern Water records showing the approximate position of public foul and surface water sewers within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- The 150 mm public foul sewes and 225 mm surface water sewers 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 soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public 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

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.

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

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.

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.

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/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 Southern Water Planning Webpage please click the below link:

southernwater.co.uk/developing-building/planning-your-development

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
I have no objections to the planned extension at 9 Tansy Close.	Noted.
No objection to plans - just slight concerns about possible noise nuisance during build, and parked additional works traffic blocking delivery access to rear facing properties. Assurances re this would be welcomed.	It is acknowledged that construction activity can cause disruption to adjoining properties, however this is not a material planning consideration. Any blocking of accesses would be a civil matter between the parties involved; any undue noise and disturbance would be a matter controlled under separate Environmental Health legislation. Informatives are proposed to highlight key Environmental Health issues

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

(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. The extension would have a pitched roof, with the ridge set below that of the main roof to a height of approximately 4.4 metres. It would have a depth of approximately 4 metres with an overhanging roof and a width of 5 metres. The extension would create a kitchen to the rear, with the previous kitchen space altered to form a study. To the north and south roof slopes would be a rooflight to each slope and to the rear elevation would be a window and rear door. An additional window is also proposed to the south elevation to serve the study.

- 7.4 The proposal would be located to the rear of the property, although partially visible from Tansy Close. The roof slope and general design would be in keeping with the existing property and the scale is also deemed subservient when judged within the appearance of the host dwelling. Materials proposed would match existing and the extension is not considered a harmful addition within the context of the property and the character of 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 south of the application site is no 10 Tansy Close which is also a pitched roof bungalow. The proposed study window would be located on the elevation adjacent with no 10. There is a window and door on the side elevation wall of no 10 (north facing) and an existing door and window at no 10 which mirrors this. The proposed window would be set back towards the rear of the existing window. The window on the side elevation at no 10 serves a bathroom which is obscured and the window is not deemed to result in any additional harmful overlooking.

- 7.7 To the north of the application site are nos 6 and 8 Tansy Close. The separation distance between the properties is approximately 12 metres. The extension would not include any side windows and the rooflights would be above head height. There is not deemed to be any harmful impact upon the amenity of these properties. The proposal is not judged to impact properties located to the rear due to the separation distance and single storey height of development.

- 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).

(iv) Parking

- 7.9 The bedroom number would remain the same and therefore no further parking allocation is required on site.

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/21/00242

(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:

Proposed plans uploaded on the 16.03.2021
P001 Proposed location and block plan uploaded on the 22.03.2021
P002 Proposed elevations uploaded on the 22.03.2021
P004 Proposed floor and roof plans uploaded on the 22.03.2021
P005 Proposed section uploaded on the 22.03.2021
Design and access statement uploaded on the 16.03.2021

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 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. 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.