

Recommendation: **GRANT PERMISSION**

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

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

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/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

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.

For Southern Water Planning Webpage please click the below link:

southernwater.co.uk/regulations-services/planning-your-development

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

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 first floor side extension, single storey front extensions/ alterations and a single storey rear extension. The proposals to the front of the property include a tiled, monopitched roof on posts over the ground floor windows and door. The existing flat roof porch would be increased in width and the garage enlarged to project forward of the principal elevation by approximately 3.6 metres with a hipped roof. Other alterations include alterations to fenestration and the entrance doorway and garage door. The proposals to the front of the property would jut out beyond the front elevation by a reasonable amount however this is not deemed substantial enough to disrupt the pattern of development along the road as front garden/ hardstanding space would still be retained towards the front of the property, similarly to surrounding properties. A planning history search shows that a front extension was granted permission for the neighbouring property although this does not seem to have been implemented.

- 7.4 The proposed first floor side extension would be located above the garage . The front and rear elevations would come level with those existing and the side wall would come level with the garage. The extension would continue the ridge line of the existing property with a pitched roof design. The approximate width of the extension would be 3 metres. This space would create a walk in wardrobe towards the front with a first floor window on the front elevation and towards the rear would be an ensuite with a first floor rear elevation window- these rooms would serve the existing bedroom 1. The Havant Borough Design Guide states that first floor side extensions should be stepped back behind the front elevation, with the ridge lowered in order to create a subservient appearance to the host dwelling. In this instance, the addition is relatively modest in scale, at 3 metres width and therefore the current design is deemed to be acceptable . The extension would result in some loss of space between no 11 and no 13 - whilst it is noted that in most cases, larger gaps have been retained between properties, this does not form a set pattern and therefore this is deemed acceptable in impact on the character of the area.
- 7.5 The proposed rear extension would span the width of the property. On the side closest to the eastern side boundary the depth would be approximately 2.8 metres which would step inwards and then continue to a total depth of approximately 5 metres, set in slightly from the western side wall. The rear extension would have a flat roof with a height of approximately 3 metres. This would create a family room with large bi-fold doors to the rear and a utility room with a rear elevation doorway leading out into the rear garden. The proposed extension would be generous in scale however could be easily accommodated within the plot without resulting in overdevelopment. It would be located to the rear and therefore impact on the streetscene would be minimal. Proposed materials include brickwork and roof tile, both to match existing , with some horizontal black cladding to the front porch. The materials proposed are in keeping with the existing property and not considered harmful to 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 east of the application site is no 13 Southbrook Road . No 11 is set slightly forward of no 13 , however the proposed first floor side extension would not breach the 45 degree line of the midpoint of the closest window at no 13 and therefore this would not result in any harmful overshadowing. At ground floor level no 13 has a garage which projects forward of the principal elevation and features a garage door so any impact upon amenity would be limited. The side elevation of no 13 features a first floor frosted window and at ground floor is a bathroom and garage window and doors to the lobby and garage. The properties are both sited in close proximity to one another and whilst the first floor side extension would bring the building line closer, the windows on this side do not serve primary habitable rooms and therefore any impact of the extension is not deemed to be significantly harmful to the amenity of these rooms. The single storey extension proposed to the rear would come level with the rear of no 13 and would then step out by approximately 2.4 metres with a set in from the boundary of approximately 3 metres . This set in would reduce the impact on no 13 . There are no windows proposed to this side elevation.

- 7.8 To the west of the application site is no 2 Southbrook Close. There is approximately 30 metres separation distance between the side elevation of no 11 and the rear of no 2 . There would be no additional windows proposed to this side and the extensions would be a substantial distance away so as not to result in any overbearing or overshadowing impact.
- 7.9 To the rear is the rear garden of no 49 Southbrook Road. The rear garden of no 49 forms a corner plot and therefore no 49 is sited at an angle to no 11. The additional first floor rear window would serve a bathroom and would not result in any harmful overlooking back towards this property.
- 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. This proposal would not result in any additional bedrooms and therefore no additional parking allocation is required on site.

(v) CIL

7. This proposal would not result in above 100 square metres of additional floorspace and therefore 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00208 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:

009 PD 101B Site and location plan
009 PD 111C Proposed plans
009 PD112C Proposed elevations
Application form uploaded on the 05.03.2021

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.