
Site Address:	1 Colemore Square, Havant, PO9 2BU		
Proposal:	Erection of single storey and two storey side extension.		
Application No:	APP/20/01023	Expiry Date:	23/12/2020
Applicant:	Mr Ayling		
Agent:	DMB Planning	Case Officer:	Selina Donophy
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application comprises a two-storey, end of terrace dwellinghouse located on a corner plot on the junction between Colemore Square and Catherington Way. This property comprises brickwork to the elevations and has a hipped, tiled roof. It has amenity space to the side, running parallel to Catherington Way and this wraps round to form the rear garden.

This area is predominantly residential in nature, characterised by rows of terraces and to the south east of the site is a lawned area and allocated street parking.

2 Planning History

None relevant

3 Proposal

Erection of single storey and two 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)

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

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

The attached plan shows that the proposed development will lie over an existing public foul and surface water sewers which will not be acceptable to Southern Water. The exact position of the public apparatus must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the sewers so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

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

Please refer to: southernwater.co.uk/media/default/PDFs/stand-off-distances.pdf

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 a connection to the public foul and surface water sewer to be made by the applicant or developer.

To make an application visit: developerservices.southernwater.co.uk 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](https://southernwater.co.uk/developing-building/connection-charging-arrangements)

If the applicant has not already provided documentation demonstrating compliance with the surface water hierarchy reflected in part H3 of the Building Regulations, as shown below, we will require this to be provided where surface water is being considered for discharge to our network. 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

We would like to engage with you on the design for disposal of surface water for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water. In many cases this may negate or reduce the need for network reinforcement and allow earlier completion of the 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: 10

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
- (vi) Southern Water

(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.

7.3 This proposal has been amended, setting the width in by 0.5 metres following case officer concerns highlighted during a site visit that the proposal could appear overly prominent on this corner plot location. The reduction in half a metre width would take the south west corner of the extension off the corner of the plot, softening the bulk of the building line from the streetscene.

(ii) Appropriateness of design and impact on the character of the area

7.4 This proposal comprises a two storey and single storey side extension located to the west of the main property. The total depth of both extensions would equal that of the

existing property . The single storey extension would create a hallway and would include a relocated front entrance door , it would have a depth of approximately 2.2 metres , featuring a monopitched roof with an eaves height of approximately 2.4 metres and total height of 4.4 metres and it would have a width of approximately 1.8 metres. The two storey extension would be located to the rear of this and would have a hipped roof, with ridge totalling a height of approximately 6.7 metres and it would have a width of 3.2 metres . This would create a bathroom towards the front, served by a window at ground floor level and a dining room to the rear with bi fold doors on the rear elevation leading out into the rear garden. At first floor level would be a third bedroom with a window to the front elevation and to the rear would be an ensuite, served by a window to the rear elevation. Materials proposed include brickwork and tiles, both to match existing.

- 7.5 This proposal would be sited on a corner plot, in a prominent location on the road , visible from both Colemore Square and Catherington Way. It forms the end of terrace of 4 properties which form part of the character of the area and it also noted there are not many examples of end of terrace developments at first floor level in the immediate area. It is also noted that the extension would step out beyond the building line of properties along Catherington Way. Amendments have been received, reducing the width by 0.5 metres, taking the building line off the south western corner. In general, the extension does meet the design principles as outlined in the Havant Borough Design Guide, it is smaller in mass and height than the main property, set back from the principle elevation at first floor level, with the ridge line set lower than the main roof and the hipped design reflecting the roof form of the host dwelling and the surrounding character of the area. As discussed above, although the extension will be located in a highly visible location, in general it is judged to appear subservient in relation to the existing property and is not deemed to cause harm 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 north west of the site is no 68 Catherington Way. The rear of the application site faces the side elevation of no 68 and there is approximately 13.5 metres separation distance between the properties , with no 68 featuring no windows on the side elevation facing back towards the application property. Although there would be an additional window at first floor level this would have views across the road and front garden areas and therefore would not result in any harmful overlooking. Impact on this property is judged to be very limited.
- 7.8 To the north east of the site is the attached property, no 2 Colemore Square- as the extensions would be sited to the other side of the property, there is not judged to be any impact upon no 2. To the west again impact is judged to be limited, there are no windows proposed to this side and a substantial set off distance retained including the road.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.10 The bedroom number would be increasing from 2 to 3 bedrooms as a result of this proposal. As stipulated in the Havant Parking SPD, both 2 and 3 bedroom properties both require 2 parking spaces on site, therefore there is no additional parking allocation required on site.

(v) CIL

- 7.11 This proposal would result in approximately 34m² of additional floorspace. This is below 100m² additional floor space and is therefore not CIL liable.

(vi) Southern Water

- 7.12 Southern Water have been consulted in regard to this proposal and have concerns regarding the proximity of the development to existing public foul and water sewers. The applicant should be aware of this and proximity of the development in relation to the sewer will need to be further determined and agreed and further measures agreed with Southern Water.

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/20/01023

(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:

PL001 Amended location and block plan
PL002 Amended existing and proposed ground floor plans
PL003 Amended existing and proposed first floor plans
PL004 Amended existing and proposed roof plans
PL006 Amended 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.