
Site Address:	14 Stakes Road, Waterloooville, PO7 5LX		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00711	Expiry Date:	17/11/2020
Applicant:	Mr & Mrs Purser		
Agent:	E Cole	Case Officer:	Bee Crawford
	Anglian home improvements		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached dwelling. It has a brown tiled pitched and hipped roof with rear dormer and elevations of red multibrick and white painted render. The site is level with open vehicular access to the front leading to a block paved parking area. The rear garden has a depth in excess of 30 metres and is enclosed by mature hedging and fencing to all boundaries.
- 1.2 The adjoining two storey semi-detached property is to the west, a pair of two storey semi-detached dwellings are to the east, a purpose built block of flats are to the rear and two storey terraced houses are opposite. The area is of medium density with a mixture of detached, semi-detached and terraced two storey properties and purpose built flats of similar and different age, style and design.

Note - Due to Coronavirus a site visit was not possible but the agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey 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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Southern Water has no objection for the above proposal.

The exact position of the public sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- The 150 mm surface water sewer requires a clearance of 3 metres on either side the gravity sewer to protect it from construction works and to allow for future access for maintenance.
- 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 a public sewer.
- All existing infrastructure should be protected during the course of construction works.

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.

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/1642/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.

The below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations.

- 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 further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
 Website: southernwater.co.uk by email at:
SouthernWaterPlanning@southernwater.co.uk

Officer comment: Informative recommended

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: 22

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

(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 extension is to the rear of the property and would not be visible from the public realm. It will infill the area between the lounge/diner and utility room. The proposal has a width of approximately 3.6 metres and a depth of 3.7 metres. It has a pitched and hipped roof with a parapet wall to a height of 3.3 metres and a ridge height of 3.5 metres.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore judged to be acceptable, meeting the requirements of

policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

Impact on 12 Stakes Road - side/west

- 7.5 This property is situated to the west of the application site, adjoining the property. The extension is to be built on the boundary with number 12, abutting the existing rear extension at this property which is of a similar height. The proposed extension is set back approximately 0.8 metres from the rear elevation of this addition, consequently there would be no overshadowing and no harmful effect on the outlook from the closest neighbouring windows at this property. The impact is therefore considered to be acceptable in planning terms

Impact on 16 Stakes Road - side/east

- 7.6 This property is to the east of the application site and the scheme is on the western side of the property, set in 3.2 metres from the boundary, with the western elevation of this property a further 1.2 metres away. Although there is a large window in the eastern elevation of the extension, it is considered this would not result in any harmful degree of additional overlooking or loss of privacy to this property. The impact is therefore considered to be acceptable in planning terms.

Impact to 19 and 21 Stakes Road - opposite/north

- 7.7 These properties lie opposite the site and as the proposal is to the rear of the property, it is judged any resulting impact would be minimal.

Impact on Fielders Court - rear/south

- 7.8 The rear garden has a depth in excess of 30 metres and it is considered the properties to the rear are a sufficient distance away for any impact to be negligible.
- 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.

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/20/00711 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Block plan

Existing floor and elevations plan

Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.