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|-----------------|-----------------------------------|---------------|--------------|
| Site Address:   | 57 St Johns Road, Havant, PO9 3TR |               |              |
| Proposal:       | Single storey side extension.     |               |              |
| Application No: | APP/20/00804                      | Expiry Date:  | 03/11/2020   |
| Applicant:      | Mr Malloy Mrs Goodeve             |               |              |
| Agent:          | DMB Planning                      | Case Officer: | Joseph Toole |
| Ward:           | Barncroft                         |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

57 St Johns Road, Havant, is located to the south side of St Johns Road. The application site is a two storey end of terrace property comprising red brick and brown roof tiles. Vehicular access is from St Johns Road with parking to the side.

The property is located within a residential area with mainly two storey terrace properties of similar design and style.

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

## **2 Planning History**

50/00892 - for the erection of dwelling houses and the installation of roads and sewers, UNK,08/05/1950

## **3 Proposal**

Single 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)  
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

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 Pamela Crellin - Barncroft**

No Comment.

### **Councillor Yvonne Weeks - Barncroft**

No Comment.

### **Developer Services, Southern Water**

It appears that the developer is intending to build over to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. However, under certain circumstances building over a minor sewer may be allowed. The conditions associated with building-over/close-to a public sewer are contained in Southern Water guidance notes which are available at:  
[developerservices.southernwater.co.uk/DeclarationOfWorks/ApplicationForm](http://developerservices.southernwater.co.uk/DeclarationOfWorks/ApplicationForm)

A formal application to build over-to the sewer will required to be submitted by the applicant.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

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 sewer to be made by the applicant or developer.

To make an application visit: [developerservices.southernwater.co.uk](http://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](http://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 3 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](http://gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

## **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

## **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) Drainage

(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 development would involve a single storey side extension with the removal of the store rooms to the rear. It would be used as a W/C, utility room and extended kitchen. The proposed side extension would have a width of approximately 3 metres, a depth of approximately 8.3 metres with a pitched roof with a roof light having a maximum height of approximately 3.3 metres.

7.4 The proposed development would have brick and tiles to match the existing dwellinghouse. This is considered to be inkeeping with the context of the main dwellinghouse.

7.5 Although the proposed development would be visible from the public realm it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the existing store rooms. Therefore, it is considered to be inkeeping with 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 front of the property there would be a new window in the proposed extension serving the W/C. This would face the public highway and the front gardens of the properties opposite therefore it is not considered to overlook any immediate private amenity space.
- 7.8 To the north east side of the property where the proposed side extension would be, due to its positioning and scale it is not considered to appear overbearing or result in a substantial loss of light to No.55 St Johns Road. There would also be a side window in the utility room which views would be screened by the existing 1.8 metre high fencing and the neighbours garage thus not considered to overlook any immediate private amenity space.
- 7.9 To the south east (rear) of the property there would be a window serving the extended kitchen. This view has already been established from the rear store room and would be screened by the existing 1.8 metre high fencing along all boundaries, therefore deemed acceptable.
- 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) Drainage

- 7.11 Southern Water were consulted on the application and found the proposed development intends to build over to a public foul sewer which is crossing the site. They requested a prior commencement condition in which outlines the measures which will be undertaken to protect the public sewers. This has been recommended to the application and agreed by the applicant's agent.

**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/20/00804

- 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:

Location and Block Plan - 001  
Existing and Proposed Ground Floor Plan - 002  
Existing and Proposed First Floor Plan - 003  
Existing and Proposed Roof Plan - 004  
Proposed Elevations - 006

**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 to the front of the site during the course of demolition and 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.