

Recommendation: **GRANT PERMISSION**

- The 150mm diameter gravity foul sewers requires a clearance of 3 metres on either side

of the gravity sewers 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.

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

Further, 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

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

Where a surface water connection to the foul or combined sewer is being considered, this should be agreed by the Lead Local Flood Authority, in consultation with Southern Water.

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 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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
I would like to make a objection to the new window in the new proposed toilet as this would be overlooking my garden , right where I have a rear paved sitting area. This would seem to spoil the privacy of my garden . This water closet could be easily served by a light fitting . Also there is Also no mention of any means of change of air in this room , hope it is not expected to vent this room into this sitting area too .	See Section 7.
I do object to a window being added to the side for the cloakroom - this would be virtually impossible to keep clean and maintain and although it is above 6ft high I feel will look weird as it would overlook my neighbours garden and I will also be able to see it from mine. I would suggest adding a sun tower to the roof that would give light and could also be opened for ventilation, which I note there is no mention of in the current plans. I am also unclear about the guttering and how the rain will run away without flooding my garden (the plans are so small I couldnt see how this has been accounted for) I understand my rear fence will need to come down to complete the build and that the owners are happy to replace said fencing like for like in the same position. Other than that happy for the build to go ahead.	See Section 7. This element would be a civil matter between the neighbouring properties and not a planning consideration

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 The proposal is for a single storey side extension along the northern boundary and the conversion of the garage onto living accommodation. The proposed side extension will have a depth of approximately 3m and a width of 2.45m, which will infill the gap between existing side garage to be line with the front principle elevation, the roof design of the proposal will be a flat roof with a hipped pitch to the front, the maximum height of the flat roof element will be 3.4m. There is to be a fixed obscure glazed window inserted into the northern elevation which will serve a w.c. There is to be a window to the front elevation of the proposal and a window to the rear elevation of the converted garage. The proposal will be visible from the streetscene, the materials will match those used on the host dwelling and therefore it is not considered that this would impact the character of the area.
- 7.4 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

- 7.5 The proposal will have a distance of 29m from the neighbouring property directly opposite to the front (No.28), it is considered that any impact upon this neighbouring property would be minimal and acceptable.
- 7.6 The proposal would not be readily visible to the adjoining neighbouring property to the south elevation (No.12), it is therefore considered that any impact upon this neighbouring property would be minimal and acceptable.
- 7.7 The neighbouring properties along the northern elevation (No's 6 & 8) will have a minimum distance of 9m from the proposed extension, there is to be an obscurely glazed window to be inserted along northern facing elevation with these neighbouring properties, this would mitigate any concerns with regard to overlooking which have been raised. Therefore the impact of the proposed development is considered to be limited and acceptable.
- 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 As a two bedroom dwellinghouse No. 10 is required to accommodate two parking space onsite in order to meet the parking provision outlined in the Boroughs Parking SPD. Two parking spaces have been accommodated and a condition shall be included with the decision to ensure the provision is retained as a result of the development.

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/20/00891 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:
Application Form - Received 29 September 2020
Site and Location Plan - Drawing No. BD.198 P01 - Received 29 September 2020
Block Plan indicating parking - Drawing No. BD.198 P02 - Received 29 September 2020
Existing Floor Plan and Elevations - Drawing No. BDC.198 01 - Received 29 September 2020
Proposed Floor Plan and Elevations - Drawing No. BDC.198 02 - Received 29 September 2020
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 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The window within the ground floor level of the northern elevation of the building shall:-
(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and
ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.