

Recommendation: **GRANT PERMISSION**

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council
No objection.

Developer Services, Southern Water

It appears that the developer is intending to build over/close to a public foul sewer which is crossing the site. Building over/close to a “public sewer” is not normally permitted by Southern Water. However, under certain circumstances building over/close to a sewer may be allowed. The conditions associated with the build over/close to a sewer are contained in Southern Water guidance notes which are available at: southernwater.co.uk. A formal application to build close/over to the sewer will required to be submitted by the applicant.

In order to protect public sewers, Southern Water requests that if consent is granted, a condition is attached to the planning permission; for example, the developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public sewers.

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.

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. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link
<https://beta.southernwater.co.uk/infrastructure-charges>

The disposal of surface water from this development shall follow the hierarchy within Part H3 of Building Regulations:

- a) An adequate soakaway or some other adequate infiltration system.
- b) A water course.
- c) Where neither of the above is practicable: a sewer.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

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: 1

Comment	Officer Comment
I have no objections to the proposed new developments other than HGV lorries trying to enter the site via shared block driveway (owned by me ,but right of way given to pedestrians and light vehicles) this driveway was not designed to take HGVs . They cannot also enter by shared driveway without trespassing on my private part of the drive, which I object to. I would like confirmation that no attempt will be made to do so, if this application is granted	Issues of access would be a civil matter and would not fall under 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
- (v) Flood Risk
- (vi) Sewers
- (vii) CIL
- (viii) Trees

(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 These proposals include a two storey side extension above the existing attached garage, and the demolition of the existing conservatory to create a single storey extension to the rear, creating a wrap around design. The two storey side extension would continue the existing pitched roof design. The side extension would have a width of matching the existing garage and would extend back beyond the rear

elevation wall by 4 metres. The rear extension would follow the demolition of the existing conservatory and would link up with the rear wall of the side extension with a height of 3.5 metres, culminating in an extended Eastern elevation wall- this would have a flat roofed design. Proposed materials include bricks to match existing as well as roof tiles to match existing.

The HBC design guide advises that side extensions appear subservient to the existing property. This proposal would not be set down from the existing ridge line and would not be set back from the front elevation. Despite this the property is set off from the highway, sited in the far South East corner and therefore not highly visible . The side extension element of the proposal remains relatively modest in scale as it would not extend further than the existing width of the garage.

This proposal would result in a substantial increase in the footprint of the property although this is deemed to be acceptable within the context of the plot size . The proposal is not judged to have an adverse impact on the streetscene nor on the character of the surrounding area.

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

- 7.4 To the West of the application site is a row of detached properties, some of which are served by the access road which stops at no 10 . The property immediately adjacent to the proposal site is no 10 Deeping Gate. The proposed side extension would not extend further in width towards the boundary shared with this property, although the height and depth would be increased. No 9 is set at an angle away from this property and there is a reasonable gap retained between the properties of approximately 3 metres extending to 7.5 metres. There would be no additional windows proposed at first floor level on the Western side elevation, therefore this proposal is not judged to have any adverse impact on the amenity of no 10.

To the South of the application site there is an existing decking area, followed by a lawned area . The land slopes down to the rear where there is a wooded area beyond the rear boundary. There are no properties located immediately to the South of the property nor to the East and therefore the two additional windows proposed to the East elevation would have a negligible impact.

- 7.5 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 _

The number of bedrooms would be increasing from 4 to 5 , therefore in accordance with the HBC Parking SPD (July 2016) there would not be any requirement for additional parking spaces this property. A parking plan has been received which shows 4 parking spaces at the site, 3 to the front of the property and one potential space within the integral garage.

(v) Flood Risk

The property is located within Flood Zone 2 , and on the edge of Flood Zone 3 , making it at high risk of flooding. A flood risk assessment has been completed stating that floor levels will be set no lower than existing levels and flood proofing is to be incorporated where appropriate. The development should not result in increased flooding at the site or elsewhere.

(vi) Sewers .

Southern Water have been consulted on this application and has stated that the developer would be building close to a public foul sewer. In order to safeguard the public sewer a pre-commencement condition has been approved by the applicant and applied to this application stating that protection measures will be required and approved prior to the commencement of development.

(vii) CIL

The development would not result in over 100 square metres of floor space and therefore is not CIL liable.

(viii) Trees

There are trees the subject of Tree Preservation Orders within the garden and the Council's Arboricultural Officer has been consulted you has raised no objection to the proposal.

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/20/00009 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:

Tree statement received 08.01.2020
Flood Risk Assessment received 08.01.2020
Design and Access Statement received 07.01.2020
9DEEPING08 Location plan
9DEEPING07 Block plan

9DEEPING06 Block plan with measurements
9DEEPING05 Parking plan
9DEEPING04 Proposed elevations
9DEEPING03 Proposed floor plans

Reason: - To ensure provision of a satisfactory development.

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Prior to the commencement of development, details of the measures to be undertaken to protect the public sewer on the site during the course of the 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.

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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.