
Site Address:	14 London Road, Cowplain, Waterlooville, PO8 8DL		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00313	Expiry Date:	15/06/2020
Applicant:	Mrs Excell		
Agent:	Mrs Wells	Case Officer:	Denise Sheath
	Applecore PDM Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

14 London Road, Cowplain, Waterlooville, is a two storey semi detached property constructed with brick with cream painted render to all elevations, the roof is a hung tiled roof, there is an existing conservatory to the rear. The property benefits from a single storey detached garage to the rear southern elevation.

2 Planning History

08/73291/000 - New front (brick) wall with metal iron gates. PERM,25/11/2008

3 Proposal

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)

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

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

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer within the site. The exact position of the public foul sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No development or tree planting should be carried out within 3 and 3.5 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, 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.

Southern Water requires a formal application for any new connection to the public foul 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:

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).

Website: southernwater.co.uk or by email at: developerservices@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: 5

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 Following demolition of the existing conservatory which currently has a depth of 3.25m and a maximum height of 2.9m . The proposal is for a single storey flat roof extension which is proposed to have a depth of 3.2m from the southern side elevation and a depth of 4.1m from the north side elevation due to the drop in the depth by 0.9m of the existing property 3.9m from the southern elevation, the proposal will have a flat roof with a maximum height of 2.7m with a roof lantern inserted into the centre which will have a maximum height of 2.9m from the ground level. The proposed materials to be used will be brickwork to match those used on the existing dwelling.
- 7.4 Due to the location of the proposed extension it would not be visible from the public realm and would therefore not have a harmful effect on the visual appearance or the character of the streetscene.
- 7.5 Many of the properties along London Road benefit from rear alterations such as conservatories and single storey extensions.
- 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 The proposal would not be visible to the neighbouring properties to the front elevation, therefore the proposal would be acceptable.
- 7.8 The proposal would have a distance of approximately 50m to the boundary with the neighbouring properties to the rear, therefore any impact upon these neighbouring properties would be minimal and acceptable.
- 7.9 The neighbouring property along the southern elevation (No.12) will be a distance of 3.5m from the proposed facing elevation of the extension and partially screened by the close boarded wooden fencing along this boundary, there are to be no windows inserted along this facing elevation which will prevent any overlooking. No.12 already benefits from a single storey rear extension which has a greater depth, therefore any impact the proposal may have upon this neighbouring property would be minimal and acceptable.
- 7.10 The adjoining neighbouring property along the northern elevation (No.16) already benefits from a large single storey extension with a depth of approximately 7m, the proposed extension will have a depth of 3.5m less than the extension of this neighbouring property. The proposal would therefore have a minimal and acceptable impact upon this neighbouring property.
- 7.11 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/20/00313 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 20 April 2020

Location Plan - Received 20 April 2020

Block Plan - Received 20 April 2020

Notes - Drawing No.PG.5035.20.2 - Received 20 April 2020

Existing and Proposed Floor Plans and Elevations, 3D Views - Drawing No. P.G.5035.20.1 - Received 20 April 2020

Reason: - To ensure provision of a satisfactory development.

- 3 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.