
Site Address:	14 Bedhampton Way, Havant, PO9 2DW		
Proposal:	Single storey rear extension. (Retrospective).		
Application No:	APP/19/01174	Expiry Date:	28/01/2020
Applicant:	Mr Liew		
Agent:		Case Officer:	Selina Donophy
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two- storey, terraced dwellinghouse located on the East side of Bedhampton Way, Havant. This property is constructed of red multibrick, with a hard standing driveway located to the front of the site. It forms part of a row of terraced properties situated along Bedhampton Way.

2 Planning History

None relevant

3 Proposal

Single storey rear extension. (Retrospective).

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)

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.

Please note:

- 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 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

<https://beta.southernwater.co.uk/infrastructure-charges>

The disposal of surface water from this development should be in compliance with the following hierarchy of Part H3 of Building Regulations:

- An adequate soakaway or some other adequate infiltration system.
- A water course.
- 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), www.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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
Concerns regarding drainage and quality of work including materials	Please see planning considerations section of this report

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 This is a retrospective application which includes a single storey rear extension, which has dimensions of 3.2 metres in height, 3 metres in depth and 4 metres in width. The extension has a monopitch roof, with two velux rooflights in the roof slope and a set of french doors leading out into the rear garden. The extension is attached to an existing wc/ shed which is attached to the Southern side of the property. The materials include red brick and roof tile which match that of the existing property. The extension is considered fairly modest in scale, within the context of the main property and those in the surrounding area. The development is not visible from the street and therefore is not considered harmful to the streetscene nor 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 This development would fall within permitted development had it not been attached to the wc which has a depth of more than 3 metres. The proposal is not deemed to have any significant impact upon no 12 Bedhampton Way as the shed/wc already exists on this boundary. The extension is located right up close onto the boundary shared with the neighbouring property, no 16, which is located to the North West of the application site. The proposal does not have any significant impacts upon the amenity of this neighbouring property, however there is currently potential for water overspill from surface runoff into no 16. This has been addressed below.

The current drainage arrangement consists of a downpipe leading into a water butt, where water is then stored. This does raise potential issues of overspill and flooding during heavy rain into the neighbouring property, no 16. In regards to concerns raised relating to craftsmanship and drainage, this proposal would require a building regulations application which would be submitted after a decision is issued for this planning application. Any structural or drainage issues would be assessed at this stage by the building control team. Southern Water have been consulted on this application who have stated that any surface water disposal should be in compliance with part H3 of Building Regulations. An informative has been added in regards to any connections to the public sewer.

7.5 Consequently, it is considered that the proposal does 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).

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/19/01174

(A) 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:

Elevation plan received 07.01.2020
Floor plan received 07.01.2020
Image 20200105 _ 154808 received 07.01.2020
Image 20200105_154739 received 07.01.2020
Elevation view received 29.11.2019
Existing block plan received 04.12.2019
Location plan received 04.12.2019

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.