

Recommendation: **GRANT PERMISSION**

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

Developer Services, Southern Water

It appears that the developer is intending to build close 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 sewer may be allowed. The conditions associated with the build close to a sewer are contained in Southern Water guidance notes which are available at: [southernwater.co.uk](https://www.southernwater.co.uk). A formal application to build close 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:

Case Officer comment : Please see informative . Condition has been applied.

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
No comments received	

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.

Due to the current coronavirus pandemic it was not possible to undertake a site visit for this application, therefore this proposal has been assessed with the aid of photographs supplied by the applicant.

(ii) Appropriateness of design and impact on the character of the area

7.3 This proposal comprises alterations to the front elevation in the form of a replacement front door and entrance canopy to replace the existing porch, rooflight to the front roof slope, weatherboard cladding to the front and rear elevations at first floor level and a rear extension alongside some internal alterations.

The rear extension would be set at single storey level with a flat roof , and would form an L shape, spanning the width of the building with a height of approximately 3 metres and a depth of 3.6 metres at the projecting section which would form a porch area. The remainder of the rear extension would match the depth of the existing conservatory of approximately 1.8 metres and would create an enlarged kitchen/diner, served by two raised rooflights in the flat roof. There would be one door on the rear elevation as an entrance to the porch room as well as bi-folding doors and a window to the main extension. Materials proposed include brick to match existing.

The extension as proposed is considered to be a fairly modest and appropriate addition in terms of scale within the context of the main property and surrounding properties. Although sited to the rear , this would remain partially visible from the public realm above the fence/wall line from the car parking area and properties to the west. Despite this it is judged to be in keeping with the existing property and therefore not harmful to the character of the area.

The cladding proposed to the front and rear elevations at first floor level is proposed in a fibre cement wood grain cladding in dark grey.

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 A timber decking area is also proposed towards the northern side of the rear garden, close to the boundary with no 43 which has an extension sited along this boundary. For this reason the decking nor the extension is judged to have any additional impact on this neighbour.

Towards the south of the site is the neighbouring property, no 39. This property has a conservatory to the rear which stretches the width of the property- it is noted that the projecting section of the extension would come level with this and therefore there is not judged to be any significant impact on the amenity of this neighbouring property.

- 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). 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/20/00409

(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:

Materials specification received on the 06.07.2020

Email confirming agreement to pre-commencement condition received on the 24.08.2020

00001-SJL-ZZ-00-DR-A-2001 P1 Existing and proposed ground floor plans

00001-SJL-ZZ-01-DR-A-2002 P1 Existing and proposed first floor plans

00001- SJL-ZZ-ZZ-DR-A- 1001 Site location and block plan

00001- SJL-ZZ-ZZ- DR- A-1002 -P1 Site plan
3004 SHEET 2 P1 Sections
4001 P2 Existing and proposed elevations
Design and Access statement received 27.05.2020

Reason: - To ensure provision of a satisfactory development.

3

Prior to the commencement of below ground development of the rear extension , 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 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.