
Site Address:	9 Stansted Crescent, Havant, PO9 5NL		
Proposal:	Single storey front extension.		
Application No:	APP/20/00324	Expiry Date:	18/06/2020
Applicant:	Mr Radford	Case Officer:	Denise Sheath
Agent:			
Ward:	Bondfields		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

9 Stansted Crescent, Havant, is a two storey semi detached property, the property is constructed with brown brick with brown clay tile hanging to the front first floor elevation, the roof is a hung tiled roof.

The frontage to the property is paved with a brick wall boundary to the front and west elevation, the east elevation has a dropped kerb with a tarmac driveway leading to the detached garage at the rear.

Many of the frontages of the properties at Stansted Crescent have porches or small front extensions.

Note - Due to Coronavirus a site visit was not possible but the applicant supplied photos of the application site which have been used to inform this decision.

2 Planning History

APP/20/00095 - Single storey front extension, UNK,

3 Proposal

Single storey front 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)

Havant Borough Pre Submission Local Plan 2036

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

5 Statutory and Non Statutory Consultations

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 be 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:

[southernwater.co.uk/infrastructure-charges](https://www.southernwater.co.uk/infrastructure-charges)

Further Response received 17.07.2020:

Further to our previous correspondence dated 14/05/2020 regarding the above planning application and further information submitted by the applicant stating that a build over agreement will be applied for as part of the building regulation application procedure which is satisfactory to Southern Water.

All other comments in our response dated on 14/05/2020 remain unchanged and valid.

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: 6

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 The proposed development would involve a single storey front extension. The proposed front extension would have a width of approximately 4.9 metres, a depth of approximately 1.7 metres and a maximum height of approximately 3.4 metres. It is considered that an extension of this scale is appropriate in terms of the size of the plot and retained amenity space.
- 7.4 When assessing the character of the area it was noted that lots of properties within the streetscene have front single storey features. This it is considered that the proposed development would be in keeping with the character of the area.
- 7.5 The proposal is to include the introduction of weather board cladding to the first floor front elevation in a dark grey composite, the proposed cladding would be visible from the public realm. Neighbouring properties in the immediate vicinity benefit from similar development and it is considered there would be negligible impact on the existing mixed streetscene.
- 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 neighbouring properties to the front elevation will have a distance of 22m front the front facing elevation to the proposal, the impact upon these neighbouring properties would be minimal and acceptable.
- 7.8 The neighbouring property to the east (No.7) has a separation gap of 4m to the proposed front extension, the impact upon this neighbouring property would be minimal and acceptable.
- 7.9 The neighbouring property to the west (No.11) is the adjoining semi detached property, there will be a separation gap of approximately 0.4m from the proposal to the boundary, the depth of the proposed extension is not a significant depth or height to cause significant harm upon the outlook of this neighbouring property, therefore the impact would be acceptable.
- 7.10 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00324 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 23 April 2020
Location Plan - Received 23 April 2020
Site Layout Plan - Drawing No. 5377/500 - Received 23 April 2020
Existing Ground Floor Plan - Drawing No. 5377/1 - Received 23 April 2020
Proposed Ground Floor Plan - Drawing No. 5377/2 Rev A - Received 23 April 2020
Existing and Proposed Elevations - Drawing No. 5377/3 - Received 23 April 2020
Cross Section - Drawing No. 5377/4
Email confirming the position and colour of the weatherboard cladding - Received 21 July 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.