

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

It appears that the developer is intending to build close/over 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 buildover/close to a sewer are contained in Southern Water guidance notes which are available at: www.southernwater.co.uk. A formal application to build close/over 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 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:

- 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, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (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

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) Impact on parking

(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 plans submitted show the demolition of the existing garage and the construction of a rear and side extension to the North and West elevations of the property. The extension is to be constructed of materials to match those used on the existing dwelling, and set back from the front building line by approximately 1m. The rear extension element of the proposal will not be readily visible from the public domain.
- 7.4 Many properties within close proximity to the application site have been extended and it is considered that an extension of this scale is appropriate in terms of the size of the plot, and the retained amenity space.
- 7.5 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

- 7.6 It is not considered that the proposal will have a significant impact on the occupiers of the properties to the south east or north west in terms of overlooking or loss of light.
- 7.7 The property to the north east (69 Hazleton Way) is a detached bungalow which has been extended to the side and rear. The proposed rear extension the subject of the application is to extend approximately 4m from the existing rear wall following demolition of the conservatory. This will result in the extension at No. 69 projecting approximately a further 2.25m than the proposed extension at No.67. Therefore it is considered that the impact on this neighbouring property would be minimal and acceptable.
- 7.8 The neighbouring property to the south west (No.65) is a detached bungalow which has been extended to the rear. The proposed rear extension the subject of the application is to extend approximately 4m from the existing rear wall following demolition of the conservatory. This will result in rear elevation which has been previously extended at No. 65 projecting approximately a further 5.1 m than the proposed extension at No.67. Therefore it is considered that the impact on this neighbouring property would be minimal and acceptable.
- 7.9 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.

(iv) Impact on parking

- 7.10 The proposal seeks to increase the bungalow from two bedrooms to four and subject to the requirements of the Havant Borough Council Parking Supplementary Planning Document (July 2016) the plans demonstrate the parking of three vehicles can be accommodated within the curtilage of the property.

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/19/00958 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 26 September 2019
Location Plan - Received 26 September 2019
Site Layout Plan - Drawing No. 5280/500 - Received 26 September 2019
Roof Plan - Drawing No. 5280/200 - Received 26 September 2019
Existing Ground Floor Plan - - Drawing No. 5280/1 - Received 26 September 2019
Existing Elevations - Drawing No. 5280/2 - Received 26 September 2019
Proposed Ground Floor Plan - - Drawing No. 5280/3 Rev A - Received 26 September 2019
Proposed Elevations - Drawing No. 5280/4 - Received 26 September 2019

Reason: - To ensure provision of a satisfactory development.

- 3 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.
- 4 The development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site as shown on the Site Layout Plan Drawing No. 5280/500 received 26 September 2019.

and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 5 No development shall take place until a scheme showing measures to protect the public sewers has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the public sewage network is protected during the development in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.