
Site Address:	25 Covert Grove, Waterloooville, PO7 8EY		
Proposal:	Retrospective application for single storey side extension.		
Application No:	APP/19/01024	Expiry Date:	23/01/2020
Applicant:	Mr R Blackburn		
Agent:	Mrs C Salmon	Case Officer:	Joseph Toole
	Surefix Home Improvements		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is on the northern side of Covert Grove. It is a semi detached property comprising red brick and brown roof tiles. There is wooden fencing along each side of the property. Vehicular access is from Covert Grove with on street car parking.

2 Planning History

No relevant planning history.

3 Proposal

Retrospective application for single storey side 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

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

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick
No Comment.

Councillor Dianne Lloyd
No Comment.

Councillor S Milne

No Comment.

**Developer Services, Southern Water
Response 1: 20/12/2019**

It appears that the developer is intending to build close/over to a public surface water and 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 over/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 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.

Response 2: 05/02/2020

Further to our letter of 20/12/2019 and additional information provided by the applicant. No further encroachment towards the public sewer than the line of the existing foundations will be allowed and any changes to the building foundations it will be necessary for the applicant to contact Southern Water.

All other comments in our response dated 20/12/2019 remain valid.

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 underground services

(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 single storey side extension is a flat roofed extension. It is used as an extension to the dwellinghouse and provides a living room, attached to an open plan kitchen area. It has a width of 4 metres, depth of 4 metres and a maximum height of 2.7 metres with two roof lanterns.

7.4 The side extension has light grey timber cladding with black aluminium frames of modern contemporary design. This does not match the design and materials of the existing property, however, it does match some of the cladding on the existing property and the design of the outbuilding to the rear. Therefore, it does not detrimentally harm the appearance of the existing property and is considered acceptable.

7.5 The proposed development has a limited impact on the street scene due to its location behind a 2 metre fence on the north east elevation.

7.6 The extension is subservient to the host dwelling. It is considered that an extension of this scale is appropriate in terms of the size of the plot and the retained amenity space.

7.7 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

- 7.8 The side extension has bi-folding doors to the rear facing onto the existing outbuilding screened by high trees. On the east side it has three windows facing the boundary of No. 27 Covert Grove which is screened by 1.8 metre fencing and trees along the boundary. There is also three windows to the front of the extension which faces the highway screened by 2 metre high fencing. As a result, this extension has no negative impact on residential amenity.
- 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 underground services

- 7.10 Southern Water were consulted on this application and requested if consent was granted a prior commencement condition would be attached to the application. However, as this is a retrospective application they were informed accordingly to update their response. Their new response suggested no further encroachment towards the public sewer than the line of the existing foundations will be allowed and any changes to the building foundations it will be necessary for the applicant to contact Southern Water. The suggested informative has been attached to this application.

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/19/01024

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
Block Plan
Proposed/Existing Ground Floor Plan
Proposed/Existing Elevations

Reason: - To ensure provision of a satisfactory development.