
Site Address:	4 Cromwell Terrace, West Street, Havant, PO9 1LJ		
Proposal:	Two storey rear extension.		
Application No:	APP/19/01086	Expiry Date:	30/12/2019
Applicant:	Mr P Cartland		
Agent:	Mr P Walker	Case Officer:	Selina Donophy
	P Walker MRICS		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, end of terrace dwelling house located along Cromwell Terrace, on the South side of West Street. The property is located on a corner plot, where West Street turns off onto Palk Road and there is vehicular access to the property via Palk Road. The property is constructed of white render and currently has a single storey extension to the side, which is separated from the highway by a low boundary wall.

2 Planning History

None relevant

3 Proposal

Two storey rear 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)
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

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: www.southernwater.co.uk. A formal application to build close/over 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:

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, 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

Second consultation response after amendmnets :

The comments in our response dated 25/11/2019 remain unchanged and valid for the amended details

Environment Agency

No comment

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: 25

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
- (iv) Drainage

(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 proposal is a revised scheme from a previous proposal which consisted of a rear extension at two storey level. Amendments have since been made to the proposal due to the impact of the previous scheme on the amenity of the neighbouring property. This amended scheme has since been received which consists of a two storey side extension.

This proposal includes a two storey side extension with a hipped roof. The extension would be set back towards the rear of the property and would have dimensions of approximately 3.2 metres in width ,4.5 metres in depth and a total height of 7.2 metres, which would match the rear gable in ridge line height. There is currently a small side extension located on the West elevation, however the proposed extension would extend beyond this existing footprint , flush with the rear elevation wall. The existing second storey rear elevation window would also be raised as part of this application.

The HBC design guide states that side extensions should appear subservient to the main building and therefore should be set back behind the main building line , with the ridge line also reduced below the main building ridge line. This proposal does meet this criteria, as the ridge height is below that of the main roof pitch towards the front, with the extension set back towards the rear. The materials proposed would be tile and white render which remain in keeping with the existing property.

This side extension would be visible from the road as no 4 is located on a corner plot immediately adjacent to the pavement and highway. Despite this, the materials are in keeping with the existing property and the design is deemed to appear subservient to the main property and therefore would not be a dominant or visually harmful addition to the streetscene.

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 There would be one additional window proposed on the side elevation of the side extension at first floor level which would have an outlook onto Palk Road. There would also be two windows proposed to the front elevation of the side extension, one at ground floor and one at first floor level. The door from the existing single storey side extension leading out into the rear would be removed. The alterations and additions to fenestration are not deemed to have any considerable impact on the surrounding properties- on the opposite side of Palk Road is an apartment building, Chapel House, however a considerable gap would be retained in the form of Palk Road between the buildings.

To the South of the application site is a hard standing area which forms part of the application site, followed by an access road leading into the car park which serves the apartment building behind, Bellinger House. The proposal is not considered to have any impact on the building to the rear.

- 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.

(iv) Drainage

- 7.6 Southern Water has raised no objection to the proposal. However, they have requested a condition regarding the protection of the sewer during building works. This pre-commencement condition is recommended, which has been agreed with agent.

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/19/01086

(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:

Proposed elevations received 14.01.2020
Proposed first floor received 14.01.2020
Proposed ground floor received 14.01.2020
Section drawing A-A-B-B received 14.01.2020
Site and location plan received 14.01.2020

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the commencement of development, 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.

- 4 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.