

Recommendation: **GRANT PERMISSION**

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Developer Services, Southern Water**

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example, "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development."

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.

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), [www.southernwater.co.uk](http://www.southernwater.co.uk) or by email at [developerservices@southernwater.co.uk](mailto: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: 5

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 proposal is to replace the existing single storey garage with a single storey flat roof garage which would project a further 1.5m towards the front elevation, there would still be a distance of 2.5m from the principle elevation at the front of the property, the materials to be used would match those on the existing property.

7.4 The front porch would replace the existing concrete canopy and brick supporting wall to the canopy on the south elevation. The proposed porch would have a pitched roof with a maximum height of 3.1m, a depth of 1.1m and a width of 1.7m, the porch is to be constructed with brick to match the existing property, with glazing to all elevations. The gable part of the porch roof will be timber cladding, the materials and staining are to be confirmed prior to commencement, a pre-commencement condition has been included in the decision notice.

7.5 The single storey element of the application would not be visible from the public realm. The extension would have a maximum depth of 2.9m, a maximum height of 3m and a maximum width of 8.7m, part of the extension would extend from the rear wall of the proposed garage, the replacement extension to the garage would leave a gap between the boundary of No.47 of approximately 1m. The materials to be used would consist of white painted brick and vertical timber cladding the materials and staining and paint to be used are to be confirmed prior to commencement, a pre-commencement condition has been included in the decision notice.

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 property to the rear has a distance of approximately 11m from the extension to the boundary, therefore the impact to this property would be minimal.

7.8 The neighbouring properties to the front elevation have an approximate 17m distance from their boundary to the proposed porch and a distance of approximately 20.6m from the proposed garage, therefore the impact upon these neighbouring properties would be minimal.

7.9 The neighbouring property to the north (No.47) would be impacted slightly by the replacement garage, the proposed garage would extend a further 1.5m forward than

previously, there would still be a gap of approximately 2m from the garage to the main dwellinghouse at No.47. The proposed porch would have a distance of approximately 5.6 m to the main dwellinghouse, although there are windows to be placed along the side elevation the overlooking aspect would be acceptable due to the overlooking being within the front which is already visible from the public realm. The proposed rear extension would create less of an impact than the extension which was demolished, there would be a gap of 1m between the extension and the shared boundary which there was not previously, there are no windows or doors to be created within this element of the extension, therefore the impact upon this neighbouring property would be acceptable.

- 7.10 The neighbouring property to the south (No. 43) would not be impacted by the proposed garage as this element of the application would not be visible from their property, the proposed porch would have a distance of approximately 4.1m to the shared boundary. The proposed rear extension is along the shared boundary at the rear and would protrude approximately 0.7m further than the extension at No.43 and would be approximately 0.3m greater in height, therefore the impact upon this neighbouring property would be acceptable.
- 7.11 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 de**GRANT PERMISSION** for application APP/19/00984 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 02 October 2019  
Design and Access Statement - Received 02 October 2019  
Site Plan and Location Plan Existing and Proposed - Drawing No. 1100 -Received 02 October 2019  
Site Survey Existing - Drawing No. 1200 - Received 02 October 2019  
GA Plans Proposed - Drawing No. 1210 - Received 02 October 2019  
Elevations Existing - Drawing No. 1300 - Received 02 October 2019  
Side (NW) elevation and Section AA Proposed - Drawing No. 1310 - Received 02 October 2019

Front and Rear Elevation Proposed - Drawing No. 1310 - Received 02 October 2019

A confirmation email agreeing to the Pre commencement conditions -  
Received 06 December 2019

**Reason:** To ensure provision of a satisfactory development.

- 3 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.
- 4 Development hereby permitted shall not commence until samples or details of the type of timber cladding and staining to be used on the single storey rear extension and porch gable, as well as the colour of white to be used on the painted brick to the rear extension have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.  
**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 5 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.