
Site Address: 55 Southbrook Road, Havant, PO9 1RL
Proposal: Single storey rear extension, revision to approved planning permission APP/18/00643 & APP/19/01107. (Revised application).
Application No: APP/20/00500 Expiry Date: 20/08/2020
Applicant: Mr Casey
Agent: Mrs Grinstead Case Officer: Joseph Toole
Your Home Plans Ltd
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

Southbrook Road is a residential road located within Langstone. The road is characterised by regularly spaced, detached properties of two storeys in height set within generous plots of land. Whilst the dwellings are similar in scale and appearance there are varieties in the external finishes of the dwellings.

No. 55 Southbrook Road is a two storey, detached dwelling with a single storey front extension and hardstanding to the front with vehicular access onto Southbrook Road. The property is set back from the front of the plot by approximately 12 metres with a hard standing area in front for vehicular parking. The front is enclosed by hedging which maintains the sites verdant appearance, a strong characteristic of the area.

2 Planning History

00/63014/001 - Detached Garage to front of property, REF,25/10/2000

97/63014/000 - 2 storey side extension, single storey rear extension and pitched canopy to front, PERM,05/02/1998

APP/14/00700 - Part single storey, part two storey front extension and single storey rear extension; render and cladding to remodel external elevations of dwelling., PERM,29/10/2014

APP/16/00133 - Front extension, revision to approved planning application APP/14/00700., PERM,01/04/2016

APP/18/00643 - Front extension, revision to approved planning application APP/14/00700. (Revised application.), PERM,16/08/2018

APP/19/01107 - Variation of conditions 2 and 3 of Planning Permission APP/18/00643 relating to revised drawings to show weatherboard cladding to first floor elevations., PERM,17/12/2019

3 Proposal

Single storey rear extension, revision to approved planning permission APP/18/00643 & APP/19/01107. (Revised application).

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's
No Comment.

Councillor J Branson - St Faiths
No Comment.

Councillor T Pike - St Faith's
No Comment.

Developer Services, Southern Water

The attached plan shows that the proposed development will lie over an existing public foul sewer which will not be acceptable to Southern Water. The exact position of the public foul sewer must be determined on site by the applicant before the layout of the proposed development is finalised

It might be possible to divert the sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

- The Public foul sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future access for maintenance.

- 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 new soakaways should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, items above also apply.

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 divert 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 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 is available to read on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

The disposal of surface water from this development shall follow the hierarchy within 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.

Officer comment: Southern Water's comments appear to be based on an incorrect block plan which showed the proposal at the front of the property, not the rear. The block plan has since been amended. The proposal is in excess of approximately 13 metres from the public sewer and therefore the recommended condition is not necessary.

Hampshire Biodiversity Information Centre:

Within 50m Notable and protected species - Pipistrelle Bat species roost, Bat roost.

Officer Comment: It is not considered that the proposed domestic extension would impact off site bat roosts.

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
- (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 The proposed development would involve a single storey rear extension as a revision to APP/18/00643 and APP/19/01107. It would remove the kitchen window, dining room doors and fill in the space. It would have a width of approximately 2.6 metres and a depth of approximately 3 metres in line with the existing dining room. It would have a pitched roof with a maximum height of approximately 3.4 metres. The proposed development would also involve internal alterations with the kitchen and dining room being made into one large room.

7.4 The proposed development would have render and weatherboarding to match the existing property as approved under APP/19/01107. It would also have matching roof tiles to the existing property. It is considered to be in keeping with the context of the main dwellinghouse and is therefore considered acceptable.

7.5 The proposal would be subservient to the host dwelling. It is considered that an extension of this scale would be appropriate in terms of the size of the plot and the retained amenity space being a small increase in size from what was previously approved. Furthermore, due to the proposed development being located to the rear it is considered to have a limited impact on the street scene. Therefore, it is deemed to be in keeping with the character of the area

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 proposed development would alter the rear elevation of the extension adding in more bi folding doors and 2 rooflights. These views have been established and considered acceptable previously therefore it is considered not to have an impact on the private amenity of the area.
- 7.8 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

- 7.9 Southern Water were consulted on this application and raise no objection subject to a condition and informative. Originally the Location Plan and Block Plan were incorrect showing the proposed development to the front where a public sewer would be, however this proposed development refers to a rear extension. The Location Plan and Block Plan were updated accordingly. The Southern Water GIS Plan clearly shows the public sewer to the front of the property therefore the condition and informative recommended do not need to be required for the determination of this planning application. Southern Water signed off the works to the front of the application site under the reference SWS-HANTS-BO-002513.

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/20/00500

- 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:
- Location Plan 01 REV A
Block Plan 01 REV A
Proposed Elevations - A102
Proposed Floor Plans - A104

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.