

Recommendation: **GRANT PERMISSION**

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

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

No Comment.

Developer Services, Southern Water

The exact position of the public sewer must be determined on site by the applicant.

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.

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 Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

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: 2

Comment	Officer Comment
For ease of reference the elevations on R and G Design Drawing 'Burnett 242.2 are used below. However, it should be noted that these elevations are incorrect; the rear of the property faces towards the east not the north. <u>Design and Massing</u> The north and west elevations show that the proposed roofline at the rear of the property will be significantly different from the existing roofline. It is considered that the proposed roofline, addition of doors and a Juliet Balcony will be overbearing when viewed from the rear of the neighbouring properties. The massing of the rear of the property will be considerably increased, and the impact on the neighbouring bungalows will be significant both visually and in terms of loss of privacy. From a massing perspective, the rear of 40 The Thicket will effectively become a two-storey house whereas it is currently viewed as a single storey. <u>Overlooking / Loss of Privacy</u> The gardens of both properties currently benefit from relatively high levels of privacy, and the addition of doors and a Juliet balcony will significantly alter this situation. The occupants of 40 The Thicket would have a clear view into the gardens of their neighbours, something which, in the history of these properties, has not occurred before. This is something which would have a significant negative impact on the occupants of the neighbouring properties. Viewing of the existing property is possible from 38 The Thicket. We can coordinate this, and also provide	The plans have been amended accordingly. This is covered in section 7. Discussions took place with the agent and it was agreed that the Juliet balcony would be removed and replaced by a full length window. This is covered in section 7. This offer was taken up and a site visit took place.

access to the garden of 42 The Thicket so that the potential impacts can be properly assessed.	
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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 alterations to the main roof form from hipped to gable on the east elevation to the rear. This would provide additional space for the two bedrooms on the first floor along with internal alterations to allow space for an additional bathroom. The proposed hip to gable extension would fall under permitted development Schedule 2, Part 1, Class B as the cubic content of the resulting roof space would not exceed the original cubic context of the existing roof space by more than 50 cubic metres, with material to match. There would be a full length window to the rear with two small high windows on the south elevation facing No. 38 The Thicket. With regards to the dormer on the north side, there would be minor alterations to the windows with a change of material to timber cladding, which would reflect the proposed cladding on the east elevation.

7.4 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

7.5 The Juliet balcony in the original proposal had the potential for the overlooking of the private amenity space of No. 38, The Thicket. Therefore, discussions took place with the applicant's agent to remove the Juliet balcony and replace it with a full length window to the rear. This was agreed and the drawings were updated accordingly. The erection of a rear window would obliquely overlook No. 38 The Thicket, but not the rear immediate private amenity space of this property. On balance, this would be deemed acceptable with a fall back position of the works being carried out under permitted development.

7.6 With regards to overlooking to the occupiers at No. 42 The Thicket, it is considered

that due to the boundary treatment of trees/hedging and detached garage to the back of No. 40 The Thicket, this would not result in a materially harmful loss of private amenity space.

- 7.7 Due to the roof hipping away from both neighbouring properties it would not have an adverse impact on the neighbouring properties in terms of loss of light, overshadowing or overbearing.
- 7.8 With regards to the two windows proposed on the south roof, to reduce the loss of private amenity discussions with the applicant's agent took place to make the windows obscured glazed. This was agreed and a condition to this effect is recommended.
- 7.9 Consequently, on balance 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).

(iv) Drainage

- 7.10 The proposal would not result in an increase in the ground floor area; it relates purely to alterations to the roof and therefore would not impact on the sewer system.

That said, Southern Water has been consulted on this application and raised no objection. The suggested informative would be included in the decision notice.

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/19/01175

- 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
Proposed Block Plan
Existing and Proposed Elevations and Floor Plans - Burnett 242.5

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 windows at 1st floor level in the South elevation of the building shall:-

i) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.