
Site Address: 16 Warfield Crescent, Waterloo, PO7 7JP
Proposal: Removal of conservatory to be replaced by single storey rear extension. (Revision to APP/19/01116).
Application No: APP/20/00249 Expiry Date: 15/05/2020
Applicant: Ms S Page
Agent: Mr G Bramble-Stewart Case Officer: Joseph Toole
 GBS Designs
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is on the southern side of Warfield Crescent within a residential area. Vehicular access is from Warfield Crescent. The application site is a detached bungalow with a red brick finish and brown roof tiles. The area to the front of the property is hardsurfaced to provide curtilage parking for several vehicles. The rear garden is of generous size with mature trees and hedging to the back. There is 1.8 metre high concrete post fencing along the east and west sides of the property.

The streetscene comprises a mix of one and two storey properties which vary in age, style and design.

The application site obtained planning permission for a rear extension under reference APP/19/01116. The rear extension granted permission had a hipped end, however the applicant now wishes for a gabled end to better utilise the space.

2 Planning History

APP/19/01116 - Removal of existing conservatory and erection of single storey rear extension., PERM,07/01/2020

3 Proposal

Removal of conservatory to be replaced by single storey rear extension. (Revision to APP/19/01116).

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 Gwen Robinson

No Comment.

Councillor Mike Sceal

No Comment.

Councillor Peter Wade

No Comment.

Developer Services, Southern Water

It appears that the developer is intending to build close/over to a public surface water sewer which is crossing the site. Building over a 'public sewer' is not normally permitted by Southern Water. However, under certain circumstances building close/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 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 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 Service Charging Arrangements documents which has now been published and is available to read on our website via the following link southernwater.co.uk/infrastructure-charges

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.

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: 4

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 proposed development would involve the removal of the existing conservatory which has reached the end of its serviceable life, to be replaced by a single storey rear extension. This would be used as a kitchen/dining room. It would have a width of 7.4 metres and a depth of 4.3 metres. The existing hipped roof to the back would be altered to a gable end in order to achieve more head room. The proposed development would also involve some internal alterations by enlarging and opening up the lounge and dining areas and to include the kitchen.

7.4 On the western elevation the proposed development would result in the removal of the existing kitchen window to be replaced by a new obscure glazed window in the bathroom and a small window in the utility room. The proposed rear extension would have windows on both the west and east side with two french doors to the rear.

7.5 The proposed development would match the existing property in terms of brickwork, roof tiles, windows and doors. This would be deemed acceptable to the context of the main house.

7.6 Many properties along the road have extensions to the rear with No.18 Warfield Crescent recently gaining planning permission for a single storey rear extension and extended dormers under reference APP/19/00001. Therefore, the proposal would be in keeping with the character of the area and would not have an adverse impact on the street scene.

- 7.7 The proposed development would be 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 following the demolition of the existing conservatory.
- 7.8 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

- 7.9 The proposed alterations to the windows on the existing property and construction of new windows on the proposed extension would be screened by a 1.8 metre high concrete post fencing, therefore it would not cause any significant issues with overlooking or loss of private amenity space.
- 7.10 The proposed rear extension would face onto the rear garden of the property which due to the nature of the development would not overlook any immediate private amenity space and would therefore be deemed acceptable.
- 7.11 Due to the orientation and position of the neighbouring properties, the proposed alterations to the roof is not considered to have an adverse impact in terms of overbearing or overshadowing.
- 7.12 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

- 7.13 Southern Water have highlighted the presence of a public Surface Water Sewer adjacent to the proposed development. They have advised that: *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 required to be submitted by the applicant.* A condition is recommended by Southern Water to address this matter and a condition is therefore proposed to be included in the recommendation.

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/20/00249

- 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 - 16 Warcres 10

Block Plan - 16 Warcres 08

Site Plan - 16 Warcres 09

Parking Plan - 16 Warcres 07

Proposed Ground Floor and Roof - 16 Warcres 04

Proposed Ground Floor - 16 Warcres 05

Proposed Elevations - 16 Warcres 06

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 development hereby permitted shall not take place unless and until details of measures to protect the public surface water sewer in the vicinity of the extension have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To protect public infrastructure and to avoid flood risk having due regard to the National Planning Policy Framework, policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.