
Site Address: 68 London Road, Cowplain, Waterloooville, PO8 8EW
Proposal: Demolish existing conservatory to rear elevation and erect single storey extension with parapet roof and lantern. Remove existing side garage and erect 2 storey side extension to full length of house with pitched roof.
Application No: APP/19/00179 Expiry Date: 09/04/2019
Applicant: Mr Gray
Agent: Mr White Case Officer: Karen Wooden
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey house with elevations of multibrick and cladding. Attached to the northern elevation of the house is a mono-pitched garage, and the area to the front has been hardsurfaced, providing curtilage parking for several vehicles.
- 1.2 Within close proximity to the site are residential properties and retail units, with a public house, petrol station and place of worship being located on the opposing side of the road. The character is therefore mixed and includes properties of one and two storeys which vary in size, style and design.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 Demolish existing conservatory to rear elevation and erect single storey extension with parapet roof and lantern. Remove existing side garage and erect 2 storey side extension to full length of house with pitched roof.
- 3.2 An amendment to the scheme was received showing the addition of render and cladding to the external elevations.

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
AL1 (Presumption in Favour of Sustainable Development)

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 over 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 minor 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 to the sewer will required to be submitted by the applicant.

For further advice, the applicant is advised to contact Southern Water, Southern House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. 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/infrastructurecharges>.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable 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: 6

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 two storey element of the application will be visible from the public domain, however the streetscene of London Road is one of a mixed nature, which includes residential dwellings and retail units which vary in size, style and design. The proposed side extension will be set approximately 12.5m back from the front boundary, which is defined by a low level wall and natural screening. The style of the existing dwelling differs in style to the other properties within close proximity and therefore it is not considered that the extension would have a detrimental impact on the visual amenity. The proposal also includes light grey render and dark grey cladding to the elevations. It is noted that the Barber Shop located directly to the south has grey cladding to the elevations, and there is a mixed palette of materials evident throughout London Road. It is therefore not considered that the change in materials would have a significant impact on the character of the area.

- 7.4 The rear extension will not be readily visible from the public domain and therefore will have no adverse impact on the character of the area. Notwithstanding this, the proposal is considered to be of an appropriate size and design.

- 7.5 It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the development 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).

(iii) Effect on neighbouring properties

- 7.6 The neighbouring property to the north (72 London Road) is a two storey detached house. A wide public footpath resulting in the proposed extension being a minimum of 6m from the southern boundary line of No. 72, and 9m from the southern elevation of this neighbouring house. The proposed plans show a window to be inserted into the north elevation, to provide light to a dressing room. To avoid any potential overlooking from this window it is recommended that a condition be attached to any permission to ensure the window is obscurely glazed and fixed shut to a minimum height of 1.7m from floor level. Subject to this condition it is not considered that the proposal would have any significant impact on the occupiers of the property to the north

- 7.7 The rear garden extends to the east, and backs onto the rear gardens of 8 and 9 Milbeck Close. The two storey extension is set a minimum of 19m back from the eastern boundary. The submitted plans show the addition of one first floor obscurely glazed window which is to provide light to an en-suite shower room. It is not considered that any part of the proposal would have a significant impact on the occupiers of the properties to the east.

- 7.8 To the south of the property is a small terrace of retail units, which include a barbers and a hot food takeaway shop. Due to the location of the two storey element of the

scheme it is not considered that this would have an adverse impact on the occupiers of the units to the south. The rear extension will be set approximately 1m from the shared boundary line, however due to the orientation it will not reduce any light to the south. A window is proposed to be inserted into the southern elevation of the single storey extension, however this will be mainly obscured by the close board fencing that forms the southern boundary treatment. Furthermore the area to the rear of the units to the south is a hardsurfaced parking area and therefore not private amenity land.

- 7.9 To the west of the site, on the opposite side of London Road, is a Doctors Surgery. The separation gap between these two properties is approximately 45m and therefore the proposal would have no significant impact on the users of this site
- 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.

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/19/00179 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:

Existing plans and elevations - 001
Amended proposed plans and elevations - 002 Rev B

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the 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.
- 4 Prior to the commencement of development measures to protect existing

public sewers shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Southern Water). The development shall thereafter be carried out in accordance with the approved measures.

Reason: To safeguard the amenities and utilities of the locality and 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 2018.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor on the northern elevation facing 72 London Road shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.