
Site Address:	422 Milton Road, Cowplain, Waterloooville, PO8 8LD		
Proposal:	Single storey front extension with pitched roof.		
Application No:	APP/19/01132	Expiry Date:	10/01/2020
Applicant:	Mr Tracey		
Agent:	Mr Starkey	Case Officer:	Joseph Toole
	Stephen Starkey		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is on the western side of Milton Road within a residential area, opposite retail units. Vehicular access is from Milton Road. The application site is a terrace house comprising yellow brickwork with brown roof tiles.

No. 400 to 426 Milton Road are of the same design to the applicant's property.

2 Planning History

No relevant planning history.

3 Proposal

Single storey front extension with pitched roof.

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 A Briggs - Cowplain
No Comment.

Councillor D Keast - Cowplain
No Comment.

Councillor Narinder Bains - Cowplain

No Comment.

Developer Services, Southern Water

The exact position of the public sewers 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 this 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 had 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, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk

Engineering/Drainage

No drainage observations.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Present properties of 420 and 422 has a joint canopy and a party path which gives access to both properties. On the housing deeds which have been approved by the County Court state that repairs can take place but alterations have to be agreed by both parties. At no time have we been informed by our neighbours, we have no schedule of works so whether our side would be repaired is unknown. The path we would no longer have access to which would mean that our property would be unsellable. Therefore we have no alternative but to object to the Planning Permission. If it is approved that we would have to ask for a legal opinion so the time limit on the objection would have to take this into consideration so the 8th December is not acceptable.	This is a private matter between the two parties and is not a material planning consideration.
Along Milton Road there are 16 properties numbered 400 to 426 that are all exactly the same. Each property has a canopy that shelters two properties. Front access is also joint which is why in the deeds there is a Party Agreement which protects both sides. Any alterations needs to be agreed by both properties. Properties 424 and 426 both agreed to have porches erected on their properties. At no time have we been asked. If work proceeds and the canopy is cut we are not even sure that the builder would make good. We have not been asked about our front access. It is the opinion	This is a private matter between the two parties and is not a material planning consideration.

that this would lessen the value of our property. If the Council chose to ignore the agreement we will have no choice but to start legal proceedings for damages and costs which we will incur..

I would like to make a Statement that i believe I have done everything possible and we have no other alternative but to pursue a case against Havant Borough Council in the County Court.

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 proposed development would involve a single storey front extension with a pitched roof. It would have a width of 6 metres covering most of the property. It would have a maximum height of 3.5 metres and a depth of 1.3 metres.

7.4 The proposed single storey front extension would use brickwork and tile hanging to match the existing property. It would pitched at the same angle to the main dwellinghouse. As a result it would be inkeeping with the context of the main building.

7.5 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.

7.6 No. 426 Milton Road was granted planning permission for a two storey side extension and single storey extensions to front, side and rear under reference 98/60388/001. The front extension is of simlair design to the proposed development and extends partly over No. 424 Milton Road. This establishes the principle of development. As a result the proposed development would be inkeeping with the character of the area.

7.7 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

- 7.8 The proposed development would be visible from the public domain with a separation distance to the front of the opposite retail units of approximately 32 metres. The proposed windows and door will be in the same location as the existing property. As a result this would be deemed acceptable.
- 7.9 The proposed works would replace the existing canopy with a porch which would extend a further 0.8 metres towards the front of the property. There are no new windows in the side elevations of the proposal. Consequently, this is not considered to have an adverse impact to the occupiers at No. 420 and No. 424 Milton Road in terms of overbearing and overshadowing.
- 7.10 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).

(iv) Drainage

- 7.11 Southern Water and the HBC Drainage Civil Engineering Team have been consulted on this application and raise no objection.

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/19/01132

- 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
Proposed Site Plan
Existing and Proposed Floor Plans and Elevations - 3827

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.