
Site Address:	200 Park Avenue, Waterloooville, PO7 5EZ		
Proposal:	Two storey front and single storey rear and side canopy; render and cladding; fenestration alterations.		
Application No:	APP/19/00702	Expiry Date:	30/09/2019
Applicant:	Mr Eyre		
Agent:		Case Officer:	Lesley Wells
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

200 Park Avenue is a detached two storey property, with a room in the roof, located on the eastern side of Park Avenue. The application site is a large irregular shaped plot, which has mature trees, which are subject to Tree Preservation Orders (TPO), that are located in the north eastern corner of the site. The front of the site is located within flood Zone 1, with the remainder within flood Zone 2 and 3. The site levels fall away from the north towards the south, towards Alameda Road and rise to the north. A sewer runs the length of the site, parallel to the northern boundary of the site.

The area is residential in character, with a mix of dwelling types including smaller bungalows in Alameda Road.

2 Planning History

92/57702/000 - Outline application for the erection of an attached 3 bedroom house to side and replacement garage to front o 200 Park Avenue., PERM,15/10/1992

08/57702/002 - Construction of 1No. semi-detached 3 bed house., REF,28/04/2008

09/57702/003 - Construction of 1No. 4 bed semi-detached dwelling., NPW,30/06/2011

APP/10/00689 - Pollard 1No. Ash tree to 3m. Crown reduce by 30% 4No. Sycamore trees. All subject to TPO 1511., PERM,15/12/2010

APP/18/01184 - Demolition of existing dwelling and garage, erection of 2No.semi-detached 2 bed dwellings and 1No.3 bed detached chalet style bungalow, all with onsite allocated parking, access from Park Avenue. , REF,15/01/2019

APP/19/00391 - Demolition of existing dwelling and garage, erection of 2No.semi-detached 2 bed dwellings and 1No.3 bed detached chalet style bungalow, all with onsite allocated parking, access from Park Avenue. (Revised application), REF,12/06/2019

3 Proposal

Two storey front and a single storey rear extension, a side canopy, render, cladding

and fenestration alterations. The proposal would rotate the property through ninety degrees such that the roof pitch would run east to west with the gable end facing Park Avenue and to the rear. The planning refusals referred to above, relate to an additional dwelling on the site.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council - No Objection

A Tree Protection Plan should be submitted to protect the mature group of trees during development.

Civil Engineering Team

No land drainage concerns as this is de minimus regarding the additional floor area. The FRA identifies measures to be taken reflecting the presence of the flood risk.

Any work within 8m of the culverted main river requires EA consent.

Environment Agency

No comment.

Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public surface water sewer within the site. The exact position of the public surface water sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

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

We have restrictions on the proposed tree planting adjacent to Southern Water

sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" and Sewers for Adoption with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers and rising mains and water mains.

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 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 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.

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long-term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
Assurance/evidence needed that the development will not exacerbate the flooding issue	See Section 7 (iv) below - the Civil Engineering team have confirmed that owing to the limited amount of new floor area there are no land drainage concerns.
Trees are not removed - could further adversely affect the water levels	No trees are proposed to be removed; a recommended tree protection plan condition is proposed to ensure that no harm arises to retained trees.
Foul water is redirected to Park Avenue and not via the existing drain in rear garden which runs alongside our property and out onto Alameda Road.	Foul drainage is proposed to be routed through to the public foul sewer in Park Avenue.
Compass bearing incorrect on plan	Having checked the Ordnance Survey plans, the compass direction appears correct.
Concerned 15 windows on north elevation - would cause overlooking – excessive in quantity and area – obscure glazing condition requested for windows on north elevation.	Only 2 windows are proposed at first floor on the north east elevation.
Condition precludes incineration of matters arising from demolition, construction or any other works and restrictions on hours of working hours	These matters fall within the purview of Environmental Health legislation. Appropriate informatives are recommended.

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) Flooding and drainage
- (v) Parking
- (vi) Trees
- (vii) CIL

(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 existing 60s dwelling is set back into the site and from the neighbouring property to the south west. A two storey extension is proposed to the front of the property, which would not extend forward of the neighbouring property to the south west. To the rear a single storey staggered extension is proposed, with roofs of differing height, which would replace an existing single storey extension. To the side would be a canopy. The ridge line of the existing dwelling would be turned by 90 degrees, such that the roof pitch would run east to west with the gable end facing Park Avenue and to the rear. A 'blind' dormer is proposed to both side elevations of the new roof. The proposal would completely change the appearance of the existing dwelling.

The proposed would be modern in design and seeks to draw on the design of the surrounding area and utilise building materials used in more recently altered properties in the vicinity, such as cladding, rendering and greater use of glazing. Whilst the use of 'blind' dormers is unusual, their scale within the roof is such that they do not dominate it unduly, with the recessive side hipped roofs otherwise replacing the existing gables. It is considered that the overall size, scale and massing of the development would not have such a significant adverse impact on the character and appearance of the immediate and surrounding area, and would not be so intrusive in the street scene, so as to justify a reason for refusal on this issue.

Overall on this matter, it is considered that whilst the development would change the immediate character along Park Avenue and Alameda Road, it would not result in a proposal that would adversely affect the character of the area or street scene sufficiently to warrant the refusal of this application on this issue. The proposal, which is contemporary in design, is considered acceptable as is the layout, located in a sustainable location, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.4 The existing building is set back in the site and from its neighbour to the south west and is at an angle to the adjoining boundary. A two storey extension is proposed to the front of the property. Following an amended plan the only window at first floor on the south west elevation would be for a bathroom, which would be conditioned, to be obscurely glazed, with a top opening window. The separation to the south west boundary is approximately 1.1m at its closest point; at its widest point 2m. Along this boundary is a 1.8m fence. There are two windows on the dwelling to the south west - ground and first floor. The boundary treatment and the existing development currently

obscures light to these windows. The proposal would not materially change this position.

As to the canopy to the side and front this should have no material impact on the amenity of residents.

Any overlooking to the rear would be obscured by fencing and existing trees, and generally to the rear of neighbours' gardens and would be similar to that currently experienced and would not be significantly harmful.

As to the windows on the northwest elevation, due to the separation distance (approximately 16m at the closest point), the change in levels, a building and mature trees along this boundary, any overlooking at first floor would be limited to the front garden, not private amenity space of No.202 to the north east. Such overlooking would not be significantly harmful to residential amenity. A condition requiring the windows on this elevation to be obscure glazed is not considered necessary or reasonable for the development proposed.

Concerning noise, disturbance and dust associated with the construction of the development, this would fall under Environmental Health legislation, if found to be a statutory nuisance. That said, informatives could be included on the decision notice relating to such matters, advising of hours of operations and steps that should be taken, to minimise the disturbance of neighbours, during the construction period.

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) Flooding and drainage

The new extension is approximately 40m² at ground floor level. However, it is also proposed to remove an existing annex to the existing house which has an area of approximately 20m². As noted in the Southern Water consultation response, a sewer runs the length of the site, parallel to the northern boundary of the site. As such it lies closer to the existing annexe extension (due to be removed as part of the proposals) than it would to the proposed extension.

Southern Water (SW) have been consulted over the proposal, and have noted that the public surface water sewer runs through the site. They have advised that the exact position of the sewer must be determined before the layout of the development is finalised. Southern Water have not, however, raised any express objection to the application. The following further comments raised by SW are pertinent due to the sewer to the north, which if permission is forthcoming could be an informative.

"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"

A copy of SW's consultation has been forwarded to the applicant's agent.

The front of the site is located within flood Zone 1, with the remainder of the land within flood Zone 2a and 3, with the development itself within flood Zone 3. The application would be classed as a minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. These identified constraints do not apply to this site.

The applicant has produced a flood risk assessment (FRA) which set out various measures, which includes:

- * Storm water drainage discharge would be limited by using permeable construction for new driveway/parking areas, to be discharged into soakaways;
- * Foul water would be discharged into the foul sewer within Park Avenue;
- * Ground levels on the site are reduced, to deal with any potential water displacement.; and
- * A flood warning plan.

The Council's Civil Engineering Team has been consulted and has no land drainage concerns as the works are considered to be de minimus (ie too small to be meaningful or taken into consideration) with regard to the additional floor area, and given that the FRA identifies measures to be taken reflecting the presence of the flood risk. The advice concerning any work within 8m of the culverted main river requires EA consent could be the subject of an Informative.

Having regard to the advice in the NPPG and the measures proposed in the FRA, the development should not result in an increase in flood risk to the site users or nearby areas, and as such is in accordance with Policy CS15 of the Local Plan. A condition requiring the measures set out in the FRA is recommended.

(v) Parking

The existing property has four bedrooms; so does the proposal. Currently there is parking at the front of the site for four vehicles, which would still be the case following the completion of the development. The development therefore exceeds the requirements of the Havant Borough Council Parking Standards, which requires three car parking spaces.

(vi) Trees

The trees subject to a TPO are located in the north eastern corner of the site, which would not be affected by the proposal, which does not involve the removal of trees on the site.

The Council's Arboricultural Officer has raised no objection to the proposal, subject to a Tree Protection Plan being submitted, approved and implemented. A pre-commencement condition to this effect, is recommended, which the applicant's agent has agreed to.

(vii) CIL

The increased in floor area of the building is within 100 sq m. and therefore CIL liability does not fall due in respect of this development.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the locality and the neighbours, protected trees on the site would not be affected and the development is not anticipated to cause flooding, or impact on the sewerage system on the site or elsewhere. The development 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/19/00702 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:

Site & proposed section - drawing No. 1200
Proposed site plan - drawing No. 1001
Existing floor plan - drawing No. 1200
Existing elevation - drawing No. 1001
Proposed floor plans drawing No. 1201 Rev A
Proposed elevations - drawing No. 1300 Rev A
Flood Risk Assessment Report Rev B

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the proposal hereby permitted the window in the first floor on the south west facing elevation 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.

- 5 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress. Any such trees which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 2 metres in height when planted.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (dated 22nd March 2019) and the mitigation and drainage measures set out in the FRA.

Reason: To prevent flooding on the site and elsewhere by the proposed development. This condition is required in accordance with Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and Policy CS15 Flood and Coastal Erosion Risk of the Havant Borough Local Plan (Core Strategy) 2011.