

Recommendation: **GRANT PERMISSION**

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Developer Services, Southern Water

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. 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.

Please note:

1. No construction works parallel to the sewer within 500mm (in plan).
2. Where within three metres, foundations to be taken down 150mm below the invert level.
3. Sewer to be bridged by PCC lintel to Building Control specifications (where applicable).
4. Replacement work to be carried out in approved material (not PVCu).
5. No internal public manhole.

The above works might be subject to approval under The Building Regulations. Alternatively, the applicant may wish to seek an approval from Southern Water under Declaration of Works application process, which can be found in the following link: <https://developerservices.southernwater.co.uk/DeclarationOfWorks/ApplicationForm>

Furthermore, due to changes in legislation that came in to force on 1 st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

For further advice, the applicant is advised to contact Southern Water, Southern House Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Southern Water requires a formal application for a 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 contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 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/infrastructure-charges>.

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.

Officer comment: *An informative is recommended as per Southern Water's request. With regard to the discharge of surface water, given that this is an application for an extension to an existing dwelling, it is considered that this issue is a matter for the Building Regulations.*

Hampshire Biodiversity Information Centre - Within 500m Protected or notable species
- Great Crested Newt **Officer Comment:** It is not anticipated that there would be any impact on protected species from this householder extension

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: 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 proposal is for the construction of single storey side and rear extensions and a rear dormer to provide accommodation within the roofspace. The side extension is to replace the existing side addition with a slightly larger footprint to include a rear canopy and would be visible from the public realm. However it is set back 3 metres from the front elevation of the property, which is a further 4.4 metres from the highway.

7.4 The single storey rear element of the extension would extend across the rear of the property, although it is set in 0.4 metres from the north-eastern boundary, with a reasonable depth of 3.3 metres. The side and rear extensions have flat roofs with two level roof lanterns to the rear element to a maximum height of 3.2 metres.

7.5 Regarding the rear dormer, the need for planning permission was triggered by the proposed materials and it is noted the size and design in itself would fall well within the realms of permitted development. Due to the open aspect of this part of Forest End, it would be partially visible from the public realm.

- 7.6 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

- 7.7 The single storey side extension is to replace the existing addition, set back from the front elevation of the property by 3 metres and will be built adjacent to the south western boundary. However, there are no side windows and the extension abuts the rear boundary of the property at number 31 Forest End with the rear elevation of this property approximately 17 metres away. It is therefore considered any impact on this property would be minimal..
- 7.8 The single storey rear extension has no side windows and extends to a depth of 3.3 metres from the rear elevation of the property, which is 0.3 metres over the allowance for permitted development. It is of a modest height and would be set in 0.4 metres from the north-eastern boundary. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of ground floor windows of the extension at 29 Forest End. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.9 Whilst there are doors and windows in the south-eastern elevations of the rear and side extensions, there are no properties facing the rear of the site and it is considered the closest properties are a sufficient distance away for any impact to be negligible.
- 7.10 The rear dormer could be perceived to increase the level of overlooking to the neighbouring properties, although the need for planning permission was triggered by the proposed materials and it is noted the size and design in itself would fall well within the realms of permitted development.
- 7.11 In order to protect the privacy of the neighbouring property, a condition is recommended for the new replacement first floor window in the south western elevation to be obscure glazed.

(iv) Parking

- 7.12 There is no increase in the number of bedrooms at the property and it is considered there is existing sufficient parking on the site to accommodate the two spaces required as recommended in the HBC Parking SPD (July 2016), therefore a condition would not be necessary in this instance.
- 7.13 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/19/00040 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 external materials used shall be as indicated on the submitted forms and 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.
- 3 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 south west elevation shall be fitted with 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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg no. E001 Existing location and block plans
Drg no. E002 Existing site images
Drg no. E003 Existing elevations and roof plan
Drg no. E004 Existing floor and roof plan
Drg no. P001 Proposed location and block plans
Drg no. P002 Proposed elevation plans
Drg no. P003 Proposed detailed front elevation plan
Drg no. P004 Proposed detailed side - sw elevation plan
Drg no. P005 Proposed detailed rear elevation plan
Drg no. P006 Proposed detailed side - ne elevation plan
Drg no. P007 Proposed perspective plans
Drg no. P008 Proposed floor plans
Drg no. P009 Proposed cross section and roof plans
Drg no. P010 Proposed ground floor plan
Drg no. P011 Proposed first and second floor plans
Design and access statement
Reason: - To ensure provision of a satisfactory development.