
Site Address: 52 Lysander Way, Waterlooville, PO7 8LH
Proposal: Single storey rear extension following demolition of conservatory.
Application No: APP/19/00064 Expiry Date: 15/03/2019
Applicant: Mr Thompson
Agent: Mr Gosling Case Officer: Denise Sheath
PMG Building
Design&Consultancy Ltd
Ward: Waterloo
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

52 Lysander Way, Waterlooville is a two storey semi detached dwelling constructed of red brick with a hung tiled roof the property is attached to No.50 by link attached garage. The property has a mixed laid to lawn area and hard surfaced frontage with availability for parking of a vehicle.

The rear boundary treatment consists of an approximate 1.8 metre wooden fence to the side elevations and approximate 1.5 metre red brick wall to the rear.

The properties along the streetscene are of similar design and construction.

2 Planning History

None

3 Proposal

Single storey rear extension following demolition of conservatory.

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

I would like to confirm the following:

- From the provided CCTV survey, it appears that the pipework surveyed has been determined to be minor sewer serving properties upstream and therefore considered public, depending only on the date of construction.

- We may agree for the pre-commencement condition relating to protection of sewers not to be imposed on planning decision (as per applicant's request), subject to taking into account the following our amended comments:

It appears that the developer is intending to build over a sewer deemed to be public (as shown on applicant's plans).

Building over a public sewer is not normally permitted by Southern Water. Southern Water's approval will be sought prior to the commencement of any works. The applicant is required to obtain Southern Water's approval for the proposed works under Build Over Public Sewers application process.

It shall be noted that the proposals show indicative drainage and vicinity to public sewer and therefore the final layout and details to be constructed shall be as approved by Southern Water under Building Over Public Sewer application process. Please note:

1. No construction works are permitted parallel to the sewer within 500mm (in plan).
2. Where within three metres, foundations to be taken down 150mm below the invert level of the sewer.
3. Sewer to be bridged by PCC lintel to Building Control specifications.
4. Replacement work to be carried out in approved material (not PVCu).
5. No internal public manhole is permitted.
6. No piling will be permitted within 1 meter of the external edge of public sewer.
7. Any piling works within 3 meters shall be assessed and approved under the above mentioned BO application process.
8. The proposed works to renew pipework and remove inspection chamber shall be in accordance with the approval obtained under the above mentioned BO application process.

Compliance of construction in accordance with Southern Water requirements shall be supervised by Building Control authority.

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

(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 at No. 52 will replace the existing conservatory to the rear of the dwellinghouse. The proposed extension will be the same width as the existing conservatory but will protrude a further 0.3m in depth and approximately 1m in height. The development is preset along the rear elevations of dwellings in Lysander Way therefore, the works proposed at No. 52 are not considered to look significantly out of place.

7.4 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

7.5 Due to the location of the extension it is not considered that it will have any impact on the occupiers of the property to the south west therefore no properties to the south west will be impacted.

7.6 The neighbouring property to the south east (No. 50) benefits from a single storey rear and side extension, the gap between the proposal and this neighbouring property is 1.9 metres the proposed extension will protrude a further 0.3 metres than the existing conservatory, therefore the additional impact on this neighbouring property is considered to be acceptable.

7.7 The neighbouring property to the North West (No.54) is already impacted by the existing conservatory, as stated above the proposed extension will protrude a further 0.3 metres in depth and will have an additional 1 metre in height. The submitted plans show no windows or doors are to be inserted into this elevation, and therefore will not result in unacceptable overlooking. It is considered the additional impact on this neighbouring property is considered to be acceptable.

7.8 There is not a residential property directly to the rear of No. 52 but open space with trees, although the proposal will be partially visible from the public realm it is not considered to have a detrimental effect on the area.

7.9 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/19/00064 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 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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Application Form - Received 18 January 2019
Location Plan, Block Plan, Existing and Proposed Elevations and Floor Plans - Drawing No. 001 Rev A - Received 18 January 2019
Reason: - To ensure provision of a satisfactory development.