

Recommendation: **GRANT PERMISSION**

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

Chichester Harbour Conservancy

No comments received.

Developer Services, Southern Water

No objections to the main proposals for addition of additional floor. With regards to the construction of brick wall in rear garden the sewer records show a public critical surface water sewer within the site. The exact position of the surface water sewer must be determined on site by the applicant before the layout of the proposed development is finalised. Please note that no development or new tree planting should be located within 3.5m on each side of the external edge of the public sewer. No new soakaways should be located within 5m of a public sewer. All existing infrastructure should be protected during the course of construction works.

The applicant is required to seek an approval from Southern Water for construction of the brick wall under Building Over Public Sewer application process.

Southern Water requires a formal application for a connection to the public foul 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 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/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

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: 1

Comment	Officer Comment
I have no objection to a third floor in principle if well designed and executed with high quality materials. I support the proposed setting back of the second floor on the north elevation, but I have concerns that the proposed timber cladding on the extension will be out of keeping with the streetscape. It would be better if it matches the existing materials on the ground and first floors. It is noted that a balcony is proposed on the north elevation, facing the street. No other houses have balconies in this location - most houses on this side of Bracklesham Road have balconies at the rear for good reason. It faces south, and affords greater privacy. People using a balcony facing the street will cause unnecessary disturbance to other neighbours. Please ask the applicant to relocate the balcony to the south elevation.	Addressed in Section 7

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) Flood risk

- (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 application site is located within a streetscene which contains a variety of dwellings which differ in terms of style, materials and height. A mix of one, two and three storey properties are evident, many of which have been altered and extended, including the neighbouring property to the west which has undergone alterations to create an additional storey. The submitted plans show the addition of timber cladding to the second floor, to which concerns have been raised that this will not be in-keeping with the streetscene. It is noted that currently there are no other examples of this type of external material, however there is a mixed palette of materials used within Bracklesham Road and therefore it is considered that the cladding will be acceptable and will not detract from the current character of the locality. It is recommended that the colour of cladding be conditioned should this application gain approval.
- 7.4 The current streetscene comprises a vast mix of properties which differ in size, style and design. Consequently the proposed additional storey and addition of balconies are considered appropriate given the mixed character of Bracklesham Bay.
- 7.5 The proposed garage to the eastern elevation is to be set back from the principal elevation of the host dwelling and will be constructed using materials of a similar appearance to the house. It is not considered that this would have a significant impact on the character of the area.
- 7.6 The application includes the addition of a wall to the rear boundary which fronts Seafarer's Walk. From a planning perspective this is deemed acceptable however its location could be over a public sewer and therefore the applicant will need to seek Southern Water's approval prior to the construction of the wall. It is recommended that an informative confirming this should planning permission be granted.
- 7.7 Overall the design is considered appropriate given the mixed character of the area and 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 garage is to be attached to the eastern elevation of the house, sitting a minimum of 1.5m from the western elevation of the property at No. 20. The submitted plans show no windows or doors are to be inserted into the eastern side. It is not considered that the addition of the garage would have a significant impact on light or privacy to the occupiers of 20 Bracklesham Road.
- 7.9 The proposal includes a balcony to the new second floor on the front elevation, to which concerns have been raised that this could impact other neighbours in terms of privacy and disturbance. Users of this balcony will look towards the highway of Bracklesham Road and the front gardens of properties to the north, east and west of the site. It is considered that as these areas are currently open to the public domain, this element of the proposal will not result in a significant increase in overlooking or loss of privacy, nor can it be evidenced that the balcony would result in a significant impact in terms of noise. Therefore a refusal of this application for these points could not be justified.

- 7.10 To the rear of the property it is proposed that a sunroom is added to the second floor of the rear elevation. This is to include a Juliet balcony to the southern elevation and windows to the east and west. It is noted that many of the properties along the southern side of Bracklesham Road have large windows and/or balconies to the southern elevation, and therefore in this unique location it is considered that the levels of privacy enjoyed by the neighbours is already compromised.
- 7.11 It is not considered that the proposed wall to the southern elevation would have an impact on the neighbouring properties.
- 7.12 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) Flood risk

- 7.13 The site lies within flood zone 3. The submitted information indicates that the floor levels within the proposed ground floor extension would be set no lower than the existing levels. This would meet the Environment Agency's standing advice which requires minor extensions in such areas to have floor levels no lower than existing floor levels. It is also noted that the dwelling currently provides ground floor bedrooms and this proposal does not change this arrangement and does not therefore alter the level of risk for occupiers.

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/18/01215

(A)

(B) for the following reasons/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:

Location plan - received 05.12.18
Block plans - received 05.12.18

Existing elevations - received 05.12.18
Proposed elevations - received 05.12.18
Existing floor plans - received 05.12.18
Proposed floor plans - received 05.12.18
Proposed floor plans - received 05.12.18
Environment Agency form relating to Flood Zones 2 and 3 - received 05.12.18
Email from agent confirming colour of proposed cladding - dated 15.01.19
Email from agent confirming colour of garage - dated 28.01.19

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, and the proposed cladding is to be Siberian Larch.
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.