
Site Address:	11E Timberlane, Waterlooville, PO7 5PH		
Proposal:	Single storey side extension.		
Application No:	APP/18/00898	Expiry Date:	20/11/2018
Applicant:	Mr and Mrs Birch		
Agent:	Mr D Treagus	Case Officer:	Karen Wooden
	Derek Treagus Associates		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi detached house in a residential area in Waterlooville. The property currently benefits from a conservatory to the northern elevation. The garden of the property wraps around the north and west of the house.

2 Planning History

02/63522/001 - Conservatory to side (north) elevation., PERM,15/07/2002
98/63522/000 - Crown reduce and deadwood a Willow tree (T1) subject to TPO 1219, PERM,30/07/1998

3 Proposal

Single storey side extension.

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

Please find attached a plan of the sewer records showing the approximate position of a public critical foul sewer in the boundary of the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

No development or new tree planting should be located within 3 meters either side of the external edge of the public sewer and all existing infrastructure should be protected during the course of construction works.

In order to progress the proposed development on the site, the layout must be amended. Southern Water requests that this application is not determined until such time as the applicant produces a suitable layout respecting stand-off distances for public critical apparatus from any construction.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission, for example: "The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public sewer."

Furthermore, due to changes in legislation that came in to force on 1st 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 SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Please note: There is a surface water culvert crossing in the site

Officer Comment: A condition in relation to protection of sewers is recommended together with an informative in relation to connections.

Environment Agency

No comments received.

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 This application seeks to remove the existing conservatory on the northern elevation, and replace it with a brick built extension. The proposal will extend no further than the maximum projection of the existing conservatory, and is to be constructed using materials to match the host dwelling. A public footpath runs along the northern side of the property which links Timberlane with Park Avenue to the west of the site, the boundary treatment to this elevation is close board fencing.

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 proposed location of the extension it is not considered that it would have an adverse impact on the occupiers of the properties to the east, south or west.

7.6 The property sited beyond the public footpath to the north is a detached two storey dwelling (10a Timberlane). This property is sited approximately 8m to the north east of the proposed extension and therefore will not result in significant loss of light or appear overbearing. The proposal includes doors to northern and western elevations and rooflights to the west. Due to the separation gap and boundary treatments it is not considered that the extension would result in significant overlooking to No. 10a Timberlane.

7.7 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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00898 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 and location plan - received 25.09.18

Existing floor plan and elevations - received 25.09.18

Proposed floor plan and elevations drg No. 18/744/01 - received 25.09.18

Flood risk information - received 25.09.18

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.

- 4 Prior to the commencement of development measures to protect existing public sewers shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Southern Water). The development shall thereafter be carried out in accordance with the approved measures.

Reason: To safeguard the amenities and utilities of the locality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018