

Recommendation: **GRANT PERMISSION**

It appears that the developer is intending to build close/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. A formal application to build close/over to the sewer will required to be submitted by the applicant.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 3030119) or www.southernwater.co.uk".

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

It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

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: 7

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 It is noted that the Havant Borough Design Guide recommends that side extensions should be subservient to the main building. However in this instance it is considered that the proposed design will be appropriate within the current streetscene, which consists of a variety of properties which vary in style and design. A separation gap of approximately 2m will remain between the extension and No, 6, which is a chalet style bungalow with a single storey extension to the southern elevation. Due to the properties differing in style it is not considered that the extension would result in a terracing effect. The extension will project approximately 1.2m forward of the current front building line, however this will not project beyond the principal elevation of No. 12. The extension is to have a pitched roof which will be in keeping with the properties opposite the application site. The proposed materials are to be of a similar appearance to those used on the host

dwelling.

- 7.4 The proposed single storey rear extension will by virtue of its location not be readily visible from the public domain. Notwithstanding this, the extension could be constructed utilising permitted development rights.
- 7.5 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

- 7.6 Due to the proposed locations of the extensions, it is not considered that the proposals would have a significant impact on the properties to the east or west.
- 7.7 The single storey rear extension is to be sited to the south eastern part of the main dwelling. The submitted plans show no windows are to be inserted into the southern elevation, and due to the orientation, it will not result in any overshadowing to No. 10. Furthermore the extension can be erected utilising permitted development rights and therefore does not require planning permission.
- 7.8 The proposed two storey extension is to be located on the northern elevation. The plans show one ground floor and one first floor window are to be inserted into this elevation, with the first floor window being obscure glazed. The property to the north (No. 6 Brookmead Way) is a detached bungalow with a dormer window to the front. Attached to the side is a flat roof attached garage, with a pitched roof single storey extension behind. A clear glazed window is inserted into the southern elevation of the garage, with an obscure glazed window in the southern elevation of the extension behind. A 45 degree test shows the extension will not result in a significant loss of light to either the living accommodation or any external amenity space.
- 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/18/01252 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/location plan - received 30.11.18
Existing elevations - received 30.11.18
Proposed elevations - received 30.11.18
Existing ground floor plan - received 30.11.18
Proposed ground floor plan - received 30.11.18
Existing first floor plan - received 30.11.18
Proposed first floor plan - received 30.11.18
Section drawings AA & BB - received 30.11.18
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.