
Site Address:	2 Priorsdean Crescent, Havant, PO9 3AT		
Proposal:	Single storey front and side extension with rendered walls and hipped roof.		
Application No:	APP/19/00120	Expiry Date:	22/03/2019
Applicant:	Mrs Rutkowska		
Agent:	Mr A Cox	Case Officer:	Emma Chisnall
	ASC Design Services Ltd		
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 2 Priorsdean Crescent is an end of terrace two storey dwelling situated to the south east side of the Highway in Havant. The dwellinghouse is constructed of a red render with concrete tiles and has a brown UPVC around the windows. The application site forms the corner plot of Priorsdean Crescent and Barncroft Way and has a porch to the front. The boundary surrounding the site is mixed with 1m high timber fencing to the front with 2.5m hedging to part of the front and side of the dwellinghouse.
- 1.2 No 2 is set down in its plot compared to the boundary and land to the side which increases the screening surrounding the property. Mature trees are also present along both streetscenes providing further screening of the property. The amenity space to the rear is large in size and is laid as lawn.

2 Planning History

52/02094 - for the erection of 420 Wimpey Houses, UNK, 22/12/1952
APP/18/00466 - Single storey front and side extension with rendered walls and hipped roof., WD, 11/07/2018

3 Proposal

- 3.1 Single storey front and side extension with rendered walls and hipped roof.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public critical 450mm surface water sewer crossing the site.

It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. Southern Water would allow the above proposals to build close to public critical sewer only on condition of this construction not exceeding the existing line of the building wall and foundations and not impeding the access to the public critical sewer any further. The foundations of the proposed extension are to be taken down 150mm below the invert level of the sewer.

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.

Officer comment: A condition and informative shall be included with the decision outlining Southern Waters requirements.

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: 3

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
- (iv) Impact on sewers

(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 works proposed to No 2 shall be to the front only and shall be viewable from both streetscenes of Priorsdean Crescent and Barncroft Way as the application site forms a corner plot. However, the site is positioned lower down in its plot which maximises the screening surrounding the property. Combined with a mature tree line being in place along both streetscenes the visual impact of No 2 is significantly reduced which in turn, would also ensure that the proposed extension to the front is not as prominent with a reduced visual impact.

7.4 The current application follows a previous proposal where a wrap around extension on No 2 was proposed but was not considered to be acceptable. The proposal now reduces the works in scale with the development being up to the west side boundary and set away from the east boundary by approximately 2.9m. The works are considered to be modest in scale at approx 2m deep only and from the works replacing an existing porch structure the visual appearance of No 2 is considered to not be significantly altered as a result.

7.5 Following a site visit it was noted that there are no other forward extensions on the dwellings within the terraces along Priorsdean Crescent. However, due to the existing structure already in place the replacement extension is not considered harmful to the visual impact that No 2 has. Combined with the set down of the property, screening in place and modest scale of the extension the works, on balance, are considered to create a subservient and acceptable appearance on No 2 which would not substantiate a refusal of planning permission based on the lack of other examples within the streetscene. Therefore the development is considered to be acceptable.

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 proposed development is modest in scale and shall be set off the shared boundary to the east by approximately 2.9m which combined with no windows proposed in the side elevation is considered to result in a neighbourly and acceptable impact.

- 7.8 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.

(iv) Impact on sewers

- 7.9 The extension is close to an existing sewer and Southern Water have requested a condition in order to protect the sewer. The extension does not now appear to project closer to the sewer than the side of the existing building. A condition is recommended to ensure protection of the utility asset.

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/19/00120 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 and Block Plan: Drawing 18.rutkoswka-SLP
Proposed Ground Floor Plan: Drawing No 18.02KR.PR.04
Proposed Front Elevation Plan: Drawing No 18.02KR.PR.05
Proposed Rear and Side Elevation Plan: Drawing No 18.02KR.PR.06

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 The development hereby permitted shall not commence unless and until details of measures to be undertaken to protect the adjacent public sewer have been 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 details.

Reason: To protect drainage infrastructure and prevent pollution having due regard to policies CS19 and DM10 of Havant Borough Local Plan (core Strategy) 2011 and the National Planning Policy Framework.