

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

There is a large mature Oak tree on the north western boundary of the property, however it is of sufficient distance away from the proposed development that it won't be negatively effected. Therefore I have no objection.

Community Infrastructure

No comment.

Developer Services, Southern Water

Southern Water requires a formal application for a connection to the public foul and surface water 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

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that suitable means of surface water disposal are proposed for each development. 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.

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. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 03303030119) or www.southernwater.co.uk.

Officer comment: *An informative is recommended as per Southern Water's request. With regard to the discharge of surface water, given that this is an application for an extension to an existing dwelling, it is considered that this issue is a matter for the Building Regulations.*

Environment Agency

No response received.

Langstone Harbour Board

No response received.

Engineering/Drainage

No response 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: 15

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We thoroughly approve of this application. The current house is plain and boring and now not in keeping with the newly re-developed and refurbished houses in the road, which constantly upgrade and refresh the road. The applicants have been inclusive from the start and shown us an other neighbours the proposed plans and taken on board our comments, before the application was submitted. The elevations will sit well within the road landscape and as viewed from the harbour. The quality of proposed materials, shows the applicant is serious about producing an outstanding residence, which can only benefit the near neighbours and the road as a whole. This is exactly the sort of development HBC should be promoting. Upgrading of existing stock to produce quality residences. We fully support this application.	Comments noted.

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) Developer contributions
- (v) Flooding

- (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 proposal is to extensively enlarge and upgrade the existing dwelling from a two storey property with a detached garage, to a generous individually designed, flat roofed, three storey property with an integral double garage and annex accommodation at ground floor, together with a swimming pool in the rear garden. The design would significantly alter the appearance of the dwelling which would be visible from the public realm, although the plot is of a good size and a distance of approximately 11 metres to the highway would be retained.
- 7.4 The scheme is for a substantial extension which includes a two storey side addition to the south-west elevation, increasing the width of the property by approximately 5.75 metres, a second floor addition and single storey front and rear extensions to a depth of 1 metre and 5 metres respectively. The overall increase in the depth of the property is approximately 6.2 metres, although this is at ground floor only.
- 7.5 The second floor element of the scheme is set in 2.3 metres from the side elevations of the property, 0.63 metres from the rear elevation and 2.95 metres from the front elevation and the resulting building would have an approximate height of 8.4 metres which is 0.5 metres lower than the existing ridge height.
- 7.6 The proposal would not project beyond the existing north-east side elevation of the property, retaining the 1.5 metre distance to the shared boundary with number 25 North Shore Road. There would be a distance of 1.2 metres to the boundary with 21 North Shore Road which is similar to the distance from the side elevation of the existing garage.
- 7.7 The proposed swimming pool is of a modest size in relation to the size of the plot, and it is considered ample rear amenity space would be retained.
- 7.8 Whilst it is acknowledged the proposal would result in a substantial increase to the original volume and footprint of the property, it is judged the scheme can be comfortably accommodated within the extent of the site.
- 7.9 The relationship between the immediate neighbouring properties is such that the proposal is unlikely to harm the degree of spaciousness in this part of the road and the overall design results in an interesting concept for the property and with the addition of contemporary materials, would enhance the appearance of the dwelling within the street scene. Furthermore, North Shore Road has other examples of innovative architecture, integrated with more traditional designs and therefore overall it is not considered that the proposal would harm the character of the street scene in the wider context. The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.10 The proposed development is a major refurbishment and extension of the existing dwelling and will be visible from the neighbouring properties adjacent to the application site and the surrounding area. Whilst the two storey element of the extension will be closer to the boundary with number 21 North Shore Road, there will be a minimum distance of 1.2 metres to the shared boundary and the north-eastern elevation of this neighbouring property is a further 2.8 metres away with the adjacent neighbouring garage in between.

- 7.11 Whilst there are new windows at ground, first and second floor in the proposed south-western elevation, they are of a modest size, with one at first floor level and one at second floor level. The plans indicate that both windows are to serve en-suites and will be obscure glazed. There is one small first floor window on the north-eastern elevation of 21 North Shore Road which is obscure glazed and serves a walk-in wardrobe, and it is therefore deemed any resulting impact would not be unacceptable.
- 7.12 The single storey rear extension is of a reasonable height, projecting 5 metres from the rear elevation of the dwelling, and there could be a perception of loss of light from ground floor windows of the neighbouring property at number 21 North Shore Road. A 45 degree test was subsequently carried out and whilst the rear extension falls marginally within the 45 degree overshadowing zone, the impact is not so great as to constitute a defensible reason for refusal. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property. No letter of objection was received from the occupiers of this property.
- 7.13 The proposal does not project beyond the existing north-eastern elevation of the property, retaining the 1.5 metre distance to the boundary with number 25 North Shore Road, with the south-western elevation of this property a further 2.5 metres away. There are new windows at ground, first and second floor in the proposed north-eastern elevation, although they are of a modest size, and the plans indicate the two first floor and one second floor windows will be obscure glazed. There are no first floor windows in the south-western elevation of the neighbouring property. This property is set back approximately 5.5 metres from the front of 23 North Shore Road and it is judged any resulting impact on this property would not be unacceptable.
- 7.14 The second storey element of the scheme would be 3.5 metres from the boundary with number 21 and 5.3 metres from the boundary with number 25 and is lower than the ridge height of the existing property. There are full depth windows on the rear elevation of the second storey and whilst it is considered these would not result in any degree of additional overlooking, in order to maintain the privacy of the neighbouring properties, a condition is recommended restricting the use of any part of the flat roofs of the extension being used as an amenity area.
- 7.15 The properties opposite are considered to be a sufficient distance away for any impact to be negligible. Consequently, it is considered that the proposal is unlikely to 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, 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) Developer Contributions

- 7.16 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £100 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Hayling Island.

- 7.17 The scheme would be Community Infrastructure Levy (CIL) liable due to the proposed use and the appropriate forms have been submitted. The gross new internal floor space for the extension has been calculated by the agent as 317 sqm which generates a total CIL liability of £44,295.09. It is noted that self build residential extension exemption has been claimed in relation to the development which will ensure that relief is given to the CIL payment which consequently does not need to be made.

(v) Flooding

- 7.18 Information has been submitted from the Environment Agency confirming that the application site is within flood zone 1 which has a low probability of flooding.

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/18/01265 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, prior to first occupation of the extension hereby approved the windows annotated on the approved elevation plans as obscure glazed shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), and shall be retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The annex accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not a satisfactory position, has insufficient amenity space and has insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 At no time shall the flat roofs of any part of the extension hereby permitted be used as a balcony without prior written approval from the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. EX_01	Existing ground and first floor plans
Drg no. EX_02	Existing elevation plans
Drg no. P_01A	Proposed, ground, first and second floor plans
Drg no. P_02	Proposed south-east and north-east elevation plans
Drg no. P_03A	Proposed north-west and south-west elevation plans
Drg no. P_04	Location and proposed block plan
Drg no. P_05A	Proposed south-east and south-west elevation plans with outline of existing structure
Drg no. P_06	Existing and proposed street scene plan
Design and access statement	
Flood map	

Reason: - To ensure provision of a satisfactory development.