

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Please note there is a public sewer within the site. Any works within 3 meters of the public sewer shall not be allowed without prior approval of Southern Water.

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: 0330 303 0119) or www.southernwater.co.uk

NB: Informative recommended

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 The proposed development would be visible from the public realm and would result in a modest increase to the footprint of the property, extending the front elevation by a depth of 2.154 metres and a width of 4.7 metres. The existing property provides limited accommodation and the proposal is to enlarge one of the bedrooms together with a new

porch, thus there would be no requirement for any additional parking provision. The scheme has a hipped and pitched roof which would integrate well with the property, resulting in a cohesive form of development. It is noted there are similar examples within the immediate vicinity.

- 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 There is a window in the front elevation of the proposal and the front door is also being re-located to this elevation. There are no windows in the western elevation of the extension which is 2.6 metres from the boundary and whilst the proposal will extend beyond the front elevation of the neighbouring property at number 191, this is 2.5 metres from the shared boundary. There is a small window in the eastern elevation of the proposal, although this is to serve the new porch and it is deemed any impact on the adjoining property would be negligible.
- 7.6 A 45 degree angle test was carried out from both neighbouring properties which demonstrated the extension would not extend past 45 degrees to either dwelling and is therefore considered not to have an adverse impact and would not result in any additional degree of overlooking. The proposal would be approximately 6.5 metres from the front boundary of the application site and the property opposite is a further 19 metres away.
- 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00775 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 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.

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

Location and proposed block plan
Existing floor and elevations plan
Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.