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|------------------|---------------------------------------------|---------------|--------------|
| Site Address:    | 14 Khandala Gardens, Waterlooville, PO7 5UA |               |              |
| Proposal:        | Single storey side extension.               |               |              |
| Application No:  | APP/19/00111                                | Expiry Date:  | 22/03/2019   |
| Applicant:       | Mr Millett                                  |               |              |
| Agent:           | Mr Fryer                                    | Case Officer: | Bee Crawford |
|                  | Fryer Planning                              |               |              |
| Ward:            | Stakes                                      |               |              |
| Site Visit Date: | 18/02/2019                                  |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a modern detached two storey property with an integral double garage, situated in a cul-de-sac. It has a brown tiled pitched and barn hipped roof and elevations of red multibrick and tile hanging to the front. The site is level and open to the front with vehicular access, leading to a tarmac drive, parking area, lawn and shrubs. The rear garden is mainly laid to lawn with a patio, shrubs and a shed enclosed with a 1.8 metre high fencing to the northern and southern boundaries and the side of a garage of a neighbouring property to the rear.
- 1.2 Modern detached two storey properties are to the north and opposite, the front aspect of modern detached two storey properties are to the south and the access drive and garage of a neighbouring property is to the rear. The area is of medium density with a small development of modern detached two storey properties of a similar age, style and design.

## **2 Planning History**

None relevant to this application.

## **3 Proposal**

- 3.1 The proposal is for the construction of a single storey side extension. It is noted the original plans included a single storey rear extension, although revised plans were received on 20 February removing this element of the proposal.

## **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)  
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, Havant Borough Council**

No objection.

### **Developer Services, Southern Water**

It appears that the developer is intending to build over to a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. Construction over manholes is not acceptable.

It might be possible to divert the public sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer’s expense to the satisfaction of Southern Water under the relevant statutory provisions.

Please note:

No development or new tree planting should be located within 3 metres on each 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 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 divert 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](http://www.southernwater.co.uk).

Southern Water requires a formal application for any new connections to the public sewers 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](http://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/infrastructurecharges>.

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

**Officer comment:** *As per Southern Water's request, an informative and pre-commencement condition is recommended which has been agreed by the agent. 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.*

## **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: 4

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 proposal is for an infill side extension situated behind the existing garage and would not be visible from the public realm. The development is to extend the dining room and kitchen, utilising an under-used area of side garden and would result in a modest increase to the original footprint of the property, 1.7 metres in width with a depth of 6.2 metres. The extension has a mono-pitched roof to a maximum height of 3.3 metres and would not extend beyond the existing southern-most side and rear elevations of the property.

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 The extension will be a continuation of the southern-most elevation of the property, retaining the 1 metre distance to the southern boundary. Although there is a new door and window in the side elevation of the extension they will be partially screened by the existing boundary fence. Furthermore, the front elevation of the property to the south is in excess of 10 metres from the boundary with number 14 with the front garden of this

property in between. This is not considered to be the primary amenity area, therefore any perception of loss of privacy or additional overlooking would not be unacceptable and any resulting impact would be negligible.

- 7.6 The proposal would be well screened from the properties to the rear which are considered to be a sufficient distance away for any effect to be minimal. It is judged the properties opposite the site would not be affected by the proposal.
- 7.7 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 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. CHECK

## **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/19/00111 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 be as indicated on the submitted forms and hereby approved plans, or 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 Prior to the commencement of development measures to divert the existing public sewer 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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Drg no. 098 PL Rev A Proposed block plan  
Drg no. 099 PL Location plan  
Drg no. 100 PL Existing floor plans  
Drg no. 101 PL Existing elevations plan  
Drg no. 102 PL Rev A Proposed floor plans  
Drg no. 103 PL Rev A Proposed elevations plan

**Reason:** - To ensure provision of a satisfactory development.