
Site Address: 1 Kitwood Green, Havant, PO9 5QN
Proposal: Change of use of land to C3 residential garden. Erection of fence.
Application No: APP/18/01097 Expiry Date: 07/01/2019
Applicant: Mr Treagust
Agent: Mr D J Boddy Case Officer: David Eaves
The Project Support Practice
Ward: Bondfields

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies to the south of No.1 Kitwood Green a terraced property to the north of Bartons Road.

The land is currently an area of wide grassed verge. The boundary is currently marked by a fence and wall where the boundary of the properties current boundary is marked.

2 Planning History

APP/18/00562 - Single storey side extension, WD,18/07/2018

APP/18/00781 - Single storey side extension., PERM,11/09/2018

3 Proposal

Change of use of land to C3 residential garden. Erection of fence.

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

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Please find attached a plan of the sewer records showing the approximate position of a surface water sewer crossing the site. The exact position of the surface water sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No development or new tree planting should be located within 3 metres either side of the external edge of the public sewer.
- No new soakaways should be located within 5m of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Reference should be made to Southern Water publication "A Guide to Tree Planting near water Mains and Sewers".

Furthermore, due to changes in legislation that came in to force on 1 st 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 3030119) or www.southernwater.co.uk.

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: 6

Number of site notices: 2

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on drainage infrastructure

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

The land is shown as 'highway land' on the Councils records and there are likely to be requirements in relation to the Extinguishment of Highway Rights. Having discussed this with the Development Engineer it is understood that this is a matter to be addressed separately with HCC and an informative is therefore recommended.

(ii) Impact upon the character and appearance of the area

The proposal is for an extension to the garden and to enclose much of the area within a 1.8m high fence but with a lower area to the front of No1. A revised plan has been submitted to show this. The enclosure of the land would still retain a wide grass verge then a footpath and another verge before Bartons Road. It is therefore considered that the enclosure would have a limited and acceptable impact on the character and appearance of the area.

(iii) Impact upon residential amenity

The enclosure is located to the side of the existing property with no dwellings beyond. The proposals would have a limited and acceptable impact on the residential amenities of adjoining properties.

(iv) Impact on drainage infrastructure

Southern Water have commented that a surface water sewer crosses the site and that there are restrictions on development in this area. An informative is recommended in relation to this and the applicant is advised to discuss the implications with Southern Water as fencing is proposed.

8 Conclusion

In conclusion, the proposed change of use and fence are considered acceptable in principle and would have an acceptable impact on the character and appearance of the area. There are no significant impacts on residential amenity and drainage infrastructure requirements would need to be addressed with Southern Water.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01097 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 Plan (Amended) Ref OI1212622
Site Plan Ref OI1212622

Reason: - To ensure provision of a satisfactory development.

- 3 The fencing hereby approved shall be 1.8m high close boarded fencing.

Reason: To accord with the submitted plans and having regard to the character and appearance of the area, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.