
Site Address:	32 Muriel Road, Waterlooville, PO7 7TE		
Proposal:	Single storey infill extension to rear.		
Application No:	APP/18/01237	Expiry Date:	22/01/2019
Applicant:	Mr & Mrs Mitchell		
Agent:	Mr Narramore	Case Officer:	Bee Crawford
	BPS Design Consultants Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style two storey semi-detached property. It has a grey tiled pitched roof and elevations of cream painted brickwork. The site is level with open vehicular access to the front leading to a parking area of block paving, with a 1 metre high wall to the northern boundary and a low fence to the southern boundary. There is pedestrian access leading to the rear garden which has a depth in excess of 28 metres. It is mainly laid to lawn with a patio area, decking and an area of tarmac and is enclosed to all boundaries with 1.8 metre high fencing.
- 1.2 The adjoining two storey semi-detached property is to the north, a modern detached two storey dwelling is to the south, the rear gardens of properties in Coronation Road are to the rear and the side aspect of a two storey semi-detached property in Winifred Road is opposite. The area is of medium density with a mixture of two storey detached and semi-detached properties of similar and different age, style and design.

2 Planning History

99/59273/002 - First floor rear extension (revised application), permitted 09/12/1999.
98/59273/001 - First floor rear extension with balcony over existing ground floor, refused 19/01/1999.
04/59273/003 - Rear dormer, permitted 08/04/2004.
APP/18/00992 - Demolition of existing shed and erection of single storey timber frame annexe in rear garden, permitted 10/01/19.

3 Proposal

- 3.1 The proposal is for the construction of a single storey infill extension to rear.

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

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Developer Services, Southern Water

Southern Water would have no objections to the above proposals.

It should be noted that there is a public foul sewer located within the boundaries of the site. Please find the attached a plan of the sewer records showing the approximate position. No development or new tree planting should be located within 3 metres each side of the external edge of the public sewer. No soakaways should be located within 5m of a 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.

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.

Southern Water requires a formal application for any new connections, communications with the public 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

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.*

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 flat roof extension is to infill the area between the existing utility room and rear lounge of the property and would not be visible from the public realm. The size of the extension is modest and would regularise the appearance of the southern flank elevation, providing an extension to the kitchen and a new wet room. It would follow the line of the existing property to the rear lounge which would be set in 0.7 metres from the infill addition.

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 proposal will be flush with the main existing southern wall with a small projection of 0.7 metres from the southern elevation of the rear lounge addition. There would be a distance of 1.5 metres to the property boundary, with the northern elevation of the neighbouring property a further 1 metre away. Whilst there are two windows in the side elevation of the proposal, there is good screening between the properties and given the nature of the proposal it is considered unlikely to have an adverse impact on the neighbour to the south.

7.6 It is deemed the proposal would not have any impact on the adjoining property to the north, the properties to the rear or opposite

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/18/01237 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:

Drg no. PL/01 Rev A Location plan, block plan, existing and proposed floor and elevations plan.

Reason: - To ensure provision of a satisfactory development.