
Site Address: 69 Hazleton Way, Waterloo, PO8 9BP
Proposal: Single storey side and rear extension (incorporating new garage).
Application No: APP/18/00737 Expiry Date: 25/09/2018
Applicant: Mr & Mrs Payne
Agent: Mr Dunks Case Officer: Karen Wooden
Andrew R Dunks Ltd.
Ward: Cowplain
Site Visit Date: 21/08/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with elevations of brick and render, and a tiled roof. The front boundary line is defined by a low level brick wall, and hard surfacing runs along the south western boundary, leading to a detached garage.
- 1.2 Hazleton Way is predominantly residential in character. The properties within close proximity to the application site are generally detached and semi detached bungalows, however to the east of 69 Hazleton Way is a row of local shops with flats above. It is evident that many of the bungalows within Hazleton Way have been altered and extended.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 This application seeks to demolish the existing garage, and construct a single storey rear and side extension to provide additional living accommodation.

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)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

It appears that the developer is intending to build over the public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. However, under certain circumstances building over a sewer may be allowed. An investigation of the sewer is required to ascertain its condition, the number of properties served, and potential means of access, before any decision can be made as to whether it would be acceptable for the sewer to be built over. The length of the sewer to be built over, under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker - in this case Southern Water. The conditions associated with the build over/close to a sewer are contained in Southern Water guidance notes which are available at www.southernwater.co.uk. A formal application to Build Over Public Sewer will be required to be progressed by the applicant.

Alternatively the developer may wish to investigate the option to divert the public sewer. 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.

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.

The proposed development would lie within a Source Protection Zone around one of public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

Note: It is not deemed necessary to consult the Environment Agency for a proposal of this nature.

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: 12

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
- (iv) Impact on parking

(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 plans submitted show the demolition of the existing garage and the construction of a garage to be attached to the south western elevation of the property. The garage is to be constructed of materials to match those used on the existing dwelling, and set back from the front building line by approximately 3.3m. The rear extension element of the proposal will not be readily visible from the public domain.
- 7.4 Many properties within close proximity to the application site have been extended and it is considered that an extension of this scale is appropriate in terms of the size of the plot, and the retained amenity space.
- 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 It is not considered that the proposal will have a significant impact on the occupiers of the properties to the south east or north west in terms of overlooking or loss of light.
- 7.6 The property to the north east (71 Hazleton Way) is a detached bungalow which has been extended to the front, side and rear. The proposed rear extension the subject of the application is to extend approximately 6m from the existing rear wall. This will result in the extension projecting approximately 3m beyond the rear wall of No. 71. It is considered that any impact in terms of light will be minimal and therefore would not justify the refusal of this application. The original plans submitted included a window to the north eastern elevation, with a cill height of approximately 1m from ground floor level. Concerns were raised that, as the boundary treatment is currently low level fencing, this window would result in overlooking to the neighbouring amenity space. Subsequently an amended plan has been submitted, showing the window will have a minimum cill height of 1.8m. This alteration has alleviated any concerns relating to loss of privacy or overlooking.
- 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.

(iv) Impact on parking

- 7.8 The proposal seeks to increase the bungalow from three bedrooms to four and subject to the requirements of the Havant Borough Council Parking Supplementary Planning Document (July 2016) the plans demonstrate the parking of three vehicles can be accommodated within the curtilage of the property.

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/18/00737 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 - received 31.07.18
Site layout plan - 4643/500
Existing ground floor plan - 4643/1 (rev a)
Existing elevations - 4643/3
Proposed ground floor plan - 4643/2 (rev a)
Proposed elevations - 4643/4 (rev a)

Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality 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.