

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Southern Water requires a formal application for any new connections to the public foul 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 S021 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

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 S021 2SW (Tel: 0330 3030119) or www.southernwater.co.uk.

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: 2

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 outside the defined urban area on Hayling Island. Policy AL2 of the Allocations Plan sets out the criteria regarding development in such locations, and allows, in principle, for householder development subject to its impact on the character of the area and other development management criteria as laid out in the Local Plan.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed side extension and new porch would be visible from the public realm, although the front boundary of the property is set back approximately 25 metres from the main part of Manor Road. The side extension would be a continuation of the existing property, replacing an existing 3 metre wide side addition with a 4.2 metre wide pitched roof extension which would be in line with the front and rear elevations of the existing property. It is considered to be subservient by virtue of the width. The porch is of a modest size and would enhance the front elevation of the property.

7.4 The rear dormer is of a generous size, and is set in 0.3 metres from the boundary with the adjoining property and 0.7 metres from the gable end of the side extension. It has a flat roof and would sit 0.4 metres below the ridge height of the property.

7.5 The single storey rear addition is of an irregular shape, projecting away from the neighbouring property to a point with a maximum depth of 5.1 metres and a flat roof to a height of 3 metres, replacing the existing lean to structure.

- 7.6 With regard to the proposed cladding, the agent has confirmed the cladding to the dormer will be dark stained natural timber and the single storey rear extension will be natural timber cladding in a vertical configuration. A condition is recommended for the cladding to be fitted in accordance with this information. As part of the overall works to extend the dwelling it is considered the new cladding to the property will upgrade its exterior and is appropriate in its setting.
- 7.7 The scheme would result in a generous increase to the original volume of the property, updating and extending the available accommodation and it is considered this can be comfortably accommodated within the extent of the site. It is noted the size and scale of the development is comparable of that which benefits the adjoining property
- 7.8 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

- 7.9 Part of the proposal is to provide extended first floor accommodation within the roof space. There is one rooflight in the front roof slope and no windows in the dormer cheeks or new gable end. There could be a perception of overlooking and loss of privacy to the rear garden of the neighbouring property, however the dormer of this property projects 1.1 metre beyond the rear elevation of the new dormer and it is considered the resulting degree of overlooking would be no greater than that of a rear dormer which could be constructed without planning permission.
- 7.10 The proposed single storey rear extension is adjacent to the shared boundary for a depth of 2.4 metres, then projects away for 4.7 metres. Although there are patio doors in the elevations of the rear extension, there is good screening to shared boundary. It is therefore deemed a reasonable outlook would be retained from the closest windows of the neighbouring property.
- 7.11 There are no properties to the rear of the site and the property to the north is in excess of 150 metres away.
- 7.12 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/18/01250 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 The cladding to the dormer will be dark stained natural timber and the cladding to the single storey rear extension will be natural timber in a vertical configuration as stated in details submitted by the agent dated 28 January 2019.

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

Drg no. 0014 100	Location plan
Drg no. 0014 101	Site plan
Drg no. 0014 110	Existing ground floor plan
Drg no. 0014 111	Existing first floor plan
Drg no. 0014 112	Existing roof plan
Drg no. 0014 201	Proposed block plan
Drg no. 0014 210	Proposed ground floor plan
Drg no. 0014 211	Proposed first floor plan
Drg no. 0014 212	Proposed roof plan
Drg no. 0014 400	Existing south-east and north-east elevation plans
Drg no. 0014 401	Existing south-west and north-west elevation plans
Drg no. 0014 450	Proposed south-east and north-east elevation plans
Drg no. 0014 451	Proposed south-west and north-west elevation plans

Email confirming details of proposed cladding dated 28 January 2019.

Reason: - To ensure provision of a satisfactory development.