
Site Address:	142 Parkhouse Farm Way, Havant, PO9 4DR		
Proposal:	Single storey rear and side extension.		
Application No:	APP/18/00507	Expiry Date:	12/09/2018
Applicant:	Mr N F Jeffrey		
Agent:	Mr D Cresdee	Case Officer:	Bee Crawford
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terraced property with a brown pitched tiled roof and elevations of yellow multibrick. The site is level with open vehicular access to the front which is block paved with a 1 metre high fence to the front, northern and southern boundaries. The side/rear garden has a paved area, grass and shrubs, enclosed by 1.8 metre high metal fence to the rear, a 2 metre high wall to the south and fencing and hedge ranging in height from 1 metre to 2 metres to the northern boundary.
- 1.2 The adjoining terraced property is to north, the side aspect of a two storey end of terraced property is to the south beyond a public footpath and Hermitage Stream, Park Community School is to the rear and a two storey end of terraced property lies opposite. The area is of medium density of two storey terraced properties of a similar age, style and design and Park Community School.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear and side extension.

4 Policy Considerations

National Planning Policy Framework (July 2018)
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL7	(Hermitage Stream)
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.

Please find attached a plan of the sewer records showing the approximate position of a public surface water sewer within the site. The exact position of the public 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 4 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.

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 connection 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 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/infrastructurecharges>.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

NB: Informative recommended.

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: 3

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) Effect on the Hermitage Stream

(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 extension is a 'wrap around' addition and the scheme would be visible from both Parkhouse Farm Way and the public footpath to the south of the site, although the extension is set back 8 metres from the front boundary and the footpath projects away from the property to a maximum distance of approximately 4.6 metres from the southern boundary. The scheme would result in a modest increase to the volume of the property which benefits from a good size garden. The extension is set back 2.7 metres from the front elevation of the property and has a mono-pitched and hipped roof which would lessen the mass, reducing any perception of the extension being overbearing.

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 rear element of the extension would be situated close to the northern boundary, however there are no windows in this side elevation and the depth of 2.4 metres is considered to be modest and less than what could be constructed within the realms of permitted development. The property to the north has an extension of a similar depth

and it is deemed the scheme would not result in any harmful impact to this property.

- 7.6 A public footpath and the Hermitage Stream lie immediately to the south, with the northern boundary of the neighbouring property at 140a approximately 18 metres away. It is therefore considered any impact on this property would be negligible. There are no properties to the rear of the site.

(iv) Effect on the Hermitage Stream .

- 7.7 The Hermitage Stream lies beyond a public footpath adjacent to the southern boundary of the site, however the proposed development is to extend the existing property and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The agent has submitted a flood risk assessment to confirm that appropriate flood risk measures have been considered. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).
- 7.8 The development falls wholly within the curtilage of the application site and it is considered it would not result in any harmful impact to the Hermitage Stream or prevent any future improvements.
- 7.9 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.

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/18/00507 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Existing block plan
Proposed block plan
Existing and proposed floor and elevations plan
Flood risk assessment
Reason: - To ensure provision of a satisfactory development.