
Site Address:	30 Fairlight Chalets, Salterns Lane, Hayling Island, PO11 9LQ		
Proposal:	Erection of conservatory.		
Application No:	APP/18/00637	Expiry Date:	28/09/2018
Applicant:	Mrs Wheatley		
Agent:	Paul Bond	Case Officer:	Bee Crawford
	GS Windows Ltd		
Ward:	Hayling East		
Site Visit Date:	21/08/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a a single storey end of terraced chalet which has been previously extended in a row of three situated in a private cul-de-sac, accessed from Salterns Lane. It is open to the front with vehicular access leading to a shingle parking area and shrubs. The rear garden is relatively small, with a lawn, paving and a shed, enclosed with 2 metre high fencing to all boundaries.
- 1.2 The adjoining single storey property is to the south, a row of single storey terraced properties are opposite, a parking area of visitors is to the north and a garage block and associated parking in Blackthorn Drive is to the rear. The immediate area is a development of small single storey chalets originally for limited residential use of similar age, style and design.

Many have extended to the rear and where extensions have been built, this area has been reduced to an insignificant size.

2 Planning History

96/58966/000 - Single storey side/rear extension and porch to front, permitted 24/02/1997.

05/58966/001 - Single storey extension to the side/rear elevations, permitted 17/05/2005.

APP/12/00896 - Removal of Condition 7 of Planning Permission HWU2788 and Condition 1 of Planning Permission 13268/3 to allow for permanent occupation of chalet numbers 1-30, 32-35 inclusive, refused 12/11/2012.

APP/12/01200 - Application for Certificate of Lawfulness relating to permanent occupation of chalet, permitted 09/01/2013.

3 Proposal

- 3.1 The proposal is for the erection of a conservatory to the rear of the property.

4 Policy Considerations

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

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

Please find attached a plan of the public sewer records showing the approximate position of a public surface water sewer crossing the site.

It appears that the developer is intending to build close to a public surface water sewer which is crossing the site. Building close to the “public sewer” is not normally permitted by Southern Water. However, under certain circumstances building over a sewer may be allowed. 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.

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:

1. No construction works parallel to the sewer within 500mm (in plan).
2. Where within three metres, foundations to be taken down 150mm below the invert level.
3. Sewer to be bridged by PCC lintel to Building Control specifications (where applicable).
4. Replacement work to be carried out in approved material (not PVCu).
5. No internal public manhole.

The works will be subject to approval under The Building Regulations.

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.

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.

Southern Water requires a formal application for any new connection to the public surface water 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>.

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

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

NB: Informatives 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: 33

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 proposal is for the construction of a modest conservatory between the rear elevation of the property and the side elevation of the existing addition and would be partially visible from the public realm of Blackthorn Drive.
- 7.4 Whilst the extension would reduce the limited available rear amenity space, there is an area to the front of the property which could be utilised and is considered to be sufficient in this instance. Furthermore, there are many other examples of rear extensions to the properties of Fairlight Chalets, and it would be inappropriate to now resist the proposal for its impact on the rear amenity area.
- 7.5 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

- 7.6 The proposal is of a modest size and height, has no side windows and is set in from the boundary with number 29 Fairlight Chalets, which has an extension of a similar depth. The rear elevation includes french doors, although there are no properties to the rear of the site and the garden benefits from good screening.
- 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 property immediately adjacent to the application site, 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/18/00637 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

Block plan

Proposed floor plan

Proposed elevations plans

Reason: - To ensure provision of a satisfactory development.