

Recommendation: **GRANT PERMISSION**

3.1 The proposal is for the construction of a single storey rear and side extension (including the conversion of the existing garage), new pitched roof over existing flat

roof side extension, new front porch. (Resubmission of APP/16/00846).

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

Arboriculturalist

No objection providing a condition is applied that the work is carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan dated 19/09/16.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the foul and 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/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

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.

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: 03303030119) or www.southernwater.co.uk".

The proposed development would lie within a Source Protection Zone around one of Southern Water's 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.

It should be noted that if the site falls within a Source Protection Zone, the Council consults the Environment Agency for commercial development only.

NB: Informative recommended.

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment to this application.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
We wish to set out the following observations on the planning application. 1. South East Elevation The close proximity of the proposed rear section - 2m from our bay window - which faces south west, would have a detrimental effect on our outlook, resulting in loss of light in our living area.	See section 7 below.
2. Public Sewer South West Elevation The proposed extended section to rear runs parallel and close to a Public	See section 5 above.

sewer line, which tracks across our garden, close to our property. The integrity of this was compromised in the past, when the existing conservatory was built. The new proposal would be nearer to this sewer line.	
3. North East Elevation The proposed front extension by 3m (1m of which is in advance of the building line) its close proximity - 2.5m from our north facing front window - would have an adverse visual effect our outlook, causing over shadowing and loss of daylight in our living area.	See section 7 below.
4. North East Elevation - Oak Tree Under Tree Preservation Order T9/0856 Potential damage to the root system of the oak tree in our front garden, as the proposed front extension lies within the root protection area.	See section 5 above.
5. Access Any need for access to our property regarding the proposed extension would be denied. This includes the removal of any of our boundary fences or party fence wall.	This is a civil matter which would need to be resolved between the applicant and his neighbour.
If you would like further information or to discuss, then please contact us.	

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) 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 proposal is for a single storey side, rear and front extension, which includes replacing the existing wrap around conservatory and converting the existing garage. The new front addition would result in a modest increase to the existing footprint of the property and relates well to the main dwelling and would achieve an attractive, cohesive design. Matching materials are proposed. The extension would replace the flat roof of the garage and front projection with a pitched and mono-pitched roof and it is considered this would be an improvement on the existing flat roof elements.
- 7.4 The application property is one of a group of four. Whilst these are very similar in design, there are some variations including No. 2b which has a car port, No. 2c which has parking at the rear and No. 2 which has a detached garage. The front building lines of Nos 2a and 2b are similar and the proposal for the front extension would alter this. However, as this would only extend out by 0.7 m from the front line of the existing porch, it is not considered that this would appear highly incongruous. Furthermore, other than this group of four properties, dwellings in Billet Avenue vary considerably in design and layout and therefore there is not a set character with regards to this aspect.
- 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 new front extension does not extend beyond the side elevation of the property and has a depth of 2.58 metres to the south eastern elevation and 0.7 metres to the north western elevation. The replacement rear extension is the same dimensions to those of the existing. There are no side windows in the south eastern elevation of the proposal and whilst there are roof lights in this elevation, they are set at high level, are of a modest size and would not result in any additional overlooking or loss of privacy to the neighbouring property at number 2b Billett Avenue.
- 7.7 Although the new roof of the scheme is higher than the existing extension and flat roof elements of the property, it pitches away from the neighbouring properties which would minimise the perception of the proposal being overbearing. The maximum ridge height is approximately 4.1 metres and this point would be 3.3 metres from the south eastern boundary of the property. It is noted this is lower than the height of the roof of the scheme approved under APP/16/00846. The eaves height is approximately 2.2 metres.
- 7.8 The front extension would extend forward of the principle elevation by 2.2 metres and forward of the existing porch extension by 0.7 metres. No. 2b is located 1 metre from the south eastern boundary, on the same building line so the front extension would extend forward of their building line by 2.2 metres.
- 7.9 Concerns were raised by the neighbour at number 2b Billett Avenue regarding potential loss of daylight and overshadowing as a result of the extension. Similar issues were cited under APP/16/00846 and as a result the Case Officer visited this property. A 45 degree angle test was carried out from the centre of the rear bay window and the centre of the front living room window of 2b Billett Avenue, which demonstrated the extension would not extend past 45 degrees to both the front and rear of this property. There is no difference in the footprint of the scheme which was

granted under APP/16/00846 and the current application and it is therefore any resulting impact would not be harmful to the occupiers of the neighbouring property.

- 7.10 Although there is a new window in the north western elevation, this is partially screened by the existing rear bay window and the property at number 2 billett Avenue is in excess of 12 metres away. It is judged any impact to the property at the rear of the site or the properties opposite would be nominal.
- 7.11 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).

(iv) Parking

- 7.12 The proposed conversion of the garage would result in the loss of a parking space, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). Subsequently a condition is recommended to provide three on site parking spaces which should be retained at all times.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character and appearance of the area and 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/18/00572 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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the

National Planning Policy Framework 2018.

- 4 The development must be undertaken in accordance with the arboricultural method statement and tree protection plan dated 19/09/16 supplied by Town and Country Architecture.

Reason: To protect the conservation and enhancement of existing natural features having due regard to policies CS11 and DM8 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Drg no. 18131 SK203 Location plan and block plan

Drg no. 18131 EX100 Existing ground floor plan

Drg no. 18131 EX101 Existing first floor plan

Drg no. 18131 EX102 Existing elevations plan

Drg no. 18131 SK200 Proposed ground floor plan

Drg no. 18131 SK201 Proposed first floor plan

Drg no. 18131 SK202 Proposed elevations plan

Arboricultural Method Statement dated 19/09/16

Reason: - To ensure provision of a satisfactory development.