
Site Address:	8 Oakmont Drive, Waterlooville, PO8 8TH		
Proposal:	Single storey side and rear extensions.		
Application No:	APP/18/01114	Expiry Date:	26/12/2018
Applicant:	Mr & Mrs Edmonds		
Agent:	C McDermott	Case Officer:	<CaseOfficer/D>
	CMCdesign		
Ward:	Hart Plain		

Recommendation: <AnISCommDcnTyp>

1 Site Description

- 1.1 The application site is a modern detached two storey dwelling with a red tiled pitched and hipped roof and elevations of red and beige multibrick. The site is level with open vehicular access to the front leading to grass and a shingle and tarmac parking area, with shrubs to the western boundary and open to the east. The rear garden is approximately 35 metres deep, mainly laid to lawn with decking and a patio area enclosed by fencing ranging in height from 1.6 metres to 1.8 metres and hedging.
- 1.2 Modern detached two storey properties are to the west and opposite, a modern detached two storey property and the rear garden of a property in London Road are to the east and the rear gardens of properties in Edwards Close are to the rear. The area is of medium density with modern two storey detached and semi-detached properties of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

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

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)
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

The exact position of the public foul sewer 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 5 metres either side of the external edge of the surface water 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.

Furthermore, 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.

Southern Water requires a formal application for a 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 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

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that suitable 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: 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: 7

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 single storey side and rear 'wrap around' extension. The side extension is to replace the existing utility room and would be visible from the public realm. However it is set back 5 metres from the front elevation of the property, which is a further 9.5 metres from the highway.

7.4 The existing utility room to the side abuts the boundary with 10 Oakmont Drive and the proposed development would have a distance of 0.7 metres between the properties creating a side pedestrian access.

7.5 The single storey rear element of the extension would extend across the rear of the property, although it is set in 0.3 metres from the western boundary, with a reasonable depth of approximately 2.95 metres. The proposal is of a modest height with mono-pitched and pitched roofed elements.

7.6 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

- 7.7 The single storey side extension has a door and window serving a cloakroom on the eastern elevation which would have a minimal impact on the neighbouring property at number 10 Oakmont Grove.
- 7.8 The rear part of the side extension has a depth of 2.95 metres from the rear elevation of the property. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified this part of the extension falls slightly within the overshadowing zone of a ground floor windows at 10 Oakmont Drive. However, this would still apply if the side extension were to be built under permitted development. It is therefore considered the resulting degree of impact would not be so great as to constitute a defensible reason for refusal. Furthermore, no letter of objection was received from the occupiers of this property.
- 7.9 The new rear extension will be built close to the western boundary and projects 2.95 metres beyond the rear elevation of the property. The proposal is of a moderate height with a mono-pitched roof and would not extend past the extension at the neighbouring property which has no windows on the eastern elevation. There are bi-fold doors and a window in the southern elevation of the rear extension, although it is considered the properties to the rear are a sufficient distance away for any impact to be negligible.
- 7.10 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 <AnISCommDcnTyp> for application APP/18/01114 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 hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 465/07/01	Site location and layout plan
Drg no. 465/07/02	Existing ground floor and roof plan
Drg no. 465/07/03	Existing elevations plan
Drg no. 465/07/04	Proposed ground floor and roof plan
Drg no. 465/07/05	Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.