
Site Address:	5 The Dale, Waterlooville, PO7 5DB		
Proposal:	Single storey rear extension with lantern.		
Application No:	APP/17/01156	Expiry Date:	16/01/2018
Applicant:	Mr M Sutton		
Agent:	Mr D Treagus	Case Officer:	Harriet Pitney
	Derek Treagus Associates		
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The Dale is a residential road located in Widley which contains a mixture of detached and semi-detached properties which are set back from the main highway by a minimum of 5 metres.

No.5 The Dale is a two storey, detached property which comprises rendered elevations with a shallow pitched roof. The property is set back from the road in excess of 10 metres and benefits from a hardstanding to the front which provides off-road parking provision.

The rear garden is enclosed by a timber close boarded fence which is approximately 2 metres in height and is primarily laid to lawn with a dedicated patio area.

2 Planning History

97/52008/002 - Single storey front and side extensions, PERM,14/04/1997

APP/10/00107 - Rear conservatory. , PERM,24/06/2010

3 Proposal

This application is for a single storey extension with a roof lantern to the rear of 5 The Dale.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

The applicant has not stated means of surface water disposal. 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 received planning approval, the following informative is attached to the consent:

"A formal applicant 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".

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 is it proposed to connect to a public sewer the prior approval of Southern Water is required.

Due to changes in legislation that came into force on 1st October 2017 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 with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

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

Summary: No representations received

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 to be acceptable in principle subject to development management criteria.

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

7.3 The proposed extension would not be readily visible from the public realm or streetscene of The Dale by virtue of its position to the rear of the application site. On this basis, it is not considered that the development would result in any impact which would be harmful to the character and appearance of the area or streetscene of The Dale.

7.4 Notwithstanding the above, it is considered that the design and appearance of the proposed extension is deemed appropriate when considered in context with the main dwellinghouse and respects the existing built form. The proposed extension is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy) and it is not considered that the scheme would result in any adverse impact on the visual amenity of the surrounding locality.

(iii) Effect on neighbouring properties

7.5 The application site currently benefits from a single storey addition to the rear of the property and the proposed development subject of this application seeks to infill the area to the rear to the same height and depth as the existing extension.

7.6 The adjacent neighbouring property to the west (No.3 The Dale) is set forward of the application site and as a result the proposed extension would not result in any loss of light, privacy, outlook or appear overbearing to this property. The rear garden of the application site is enclosed by a close boarded timber fence which is approximately 2 metres in height which would provide more than adequate screening of the proposed extension from the adjacent neighbouring properties.

7.7 By virtue of the location of the proposed extension, it is not considered that there would be any additional impact on the adjacent neighbouring property to the east.

7.8 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have a limited and acceptable impact on the properties immediately adjacent to the application site. The proposed development is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).

7.9 It is noted that no letters of objection were received in relation to this application.

8 Conclusion

8.1 The scale, siting and design of the proposal would have a 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/17/01156 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 hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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:

Site location plan (Drg. No. 17/640/0)- received 3rd November 2017

Proposed block plan (Drg. No. 17/640/01)- received 25th October 2017

Existing elevations- received 3rd November 2017

Existing ground floor plan- received 30th October 2017

Proposed ground floor plan and elevations (Drg. No. 17/640/01)- received 25th October 2017

Reason: - To ensure provision of a satisfactory development.