
Site Address:	74 Barncroft Way, Havant, PO9 3AQ		
Proposal:	Single storey rear extension.		
Application No:	APP/18/01034	Expiry Date:	14/12/2018
Applicant:	Mr Morgan		
Agent:	Mr Dunks	Case Officer:	Bee Crawford
	Andrew R Dunks Ltd.		
Ward:	Cowplain		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site is a two storey mid-terraced property which has a brown tiled pitched roof and elevations of red multibrick. The site is level and has open vehicular access to the front leading to an area of block paving with a 1 metre high fence to the southern boundary and open to the northern boundary. The rear garden is mainly laid to lawn with a patio area and has 2 metre high fencing to the southern boundary and 2 metre high fencing to the northern and western boundaries.
- 1.2 The adjoining two storey terraced property is to the north, an end of terraced two storey property is to the south, two storey terraced properties are opposite and the side aspect of a pair of a two storey semi-detached properties in Hazleholt Drive are to the rear. The area is of medium density with two storey semi-detached, terraced properties and purpose built commercial units with residential above of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

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

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 sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

It appears that the developer is intending to build over to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. However, under certain circumstances building over a minor sewer may be allowed. The conditions associated with the build over to a sewer are contained in Southern Water guidance notes which are available at: www.southernwater.co.uk. A formal application to build over to the sewer will be required to be submitted by the applicant.

No development or new tree planting should be located within 3 metres either side of the external edge of the public foul sewers and all existing infrastructure should be protected during the course of construction works.

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 SO21 2SW (Tel: 03303030119) or www.southernwater.co.uk.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example, "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development."

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

NB: Condition and informative recommended

Officer note - Recommendation is to refuse permission.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Objection Insufficient information to allow for assessment in respect to the Part Wall Act.

Comment Noted but this is covered by separate legislation.

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 a single storey rear extension which is 4.2 metres in width and 9 metres in depth and would not be visible from the public realm. Whilst the extension is of a modest height, it is considered the proposed 9 metre depth is disproportionate in relation to the property, being approximately 2.1 metres deeper than the existing dwelling. Furthermore the remaining rear amenity space which is the only private area afforded to the property, would be reduced to a depth of approximately 8 metres which is 2 metres less than the 10 metres recommended for two storey properties as set out in

the adopted Havant Borough Council Borough Design Guide SPD 2011.

- 7.4 Paragraph 5.39 of the Borough Design Guide States: *Single storey extensions, should also be more modest in scale than the main building and should not be allowed to dominate. In general flat roofs are not acceptable. The roof of the extension should mirror that of the main building, in terms of its angle, eaves detail, materials, doors and windows. There may be exceptions to this rule, providing the results do not have an adverse affect on neighbouring properties or the streetscene.*
- 7.5 Paragraph 5.41 also goes on to state *"Rear extensions should be sympathetic and subservient to the original design of the building. They also need to have particular regard to neighbouring properties and should not cause an adverse affect, such as overshadowing".*
- 7.6 Officer concerns were raised with respect to the size of the extension and the agent was advised that if the depth of the extension was reduced by 5 metres to 4 metres, it would, on balance be acceptable. However, the applicant confirmed that a minimum depth of 6 metres was required in order to achieve the accommodation wanted. As this would not be supported by the LPA, the agent subsequently advised that a further application would be submitted under the prior notification of a larger home extension in order to achieve the 6 metre depth (subject to neighbour consultation).
- 7.7 It is considered that the proposed development by reason of its size and flat roofed design would represent an extension to the existing dwellinghouse that is out of character with the host property and harmful to the visual amenities of the area.
- 7.8 The development is therefore considered to be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Borough Design Guide SPD.

(iii) Effect on neighbouring properties

- 7.9 The proposed extension would be close to the shared boundary of the property with 76 Barncroft Way. It is considered that the resulting height and depth adjacent to this boundary would be particularly dominant and oppressive when viewed from the living space along the rear elevation.
- 7.10 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which indicates that the extension would fall well within the overshadowing zone of ground floor windows of this neighbouring property. The development would reduce light levels reaching this habitable space and create some over-shadowing particularly in the late afternoon / evening as the sun sets.
- 7.11 It is considered that due to the proposed depth and proximity to the bondary, the resulting extension would be overbearing in nature and create an unacceptable reduction in outlook to 76 Barncroft Way.

8 Conclusion

- 8.1 It is therefore concluded that the rear extension by reason of its depth along the shared boundary with No 76 Barncroft Way, would result in the loss of light, overshadowing, overbearing effect and loss of outlook to the living space of this dwelling. The unacceptable harm caused to the neighbours amenity alongside the material harm caused to the character of the area as a result of the development would be contrary to

policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Havant Borough Design Guide SPD and is therefore recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/18/01034 for the following reasons

- 1 The rear extension would by reason of its scale, mass, bulk, design and depth result in an extension that would dominate the existing dwelling and be harmful to the character and appearance of the area. This would be contrary to Policy CS16 Part 1 of the Havant Borough Local Plan (Core Strategy) 2011 and paragraphs 5.39, 5.40, 5.41 and 5.42 of the Havant Borough Council Design Guide SPD 2011 and the National Planning Policy Framework 2018.
- 2 The rear extension would by reason of its size, depth and siting result in an un-neighbourly development to the harm of the residential amenities of the occupiers of No. 76 Barncroft Way. In particular the development would have an overbearing effect, cause a loss of outlook and have a detrimental impact on light to the living space of the adjoining property to south. The unacceptable harm caused to neighbour amenity as a result of the development proposed would conflict with Policy CS16, Part 1(e) of the Havant Borough Local Plan (Core Strategy) 2011, paragraphs 5.39, 5.41, 5.42, 5.43 and 5.44 of the Havant Borough Council Design Guide SPD 2011 and the National Planning Policy Framework 2018.