

Recommendation: **GRANT PERMISSION**

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

Southern Water would have no objections to the above proposal.

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.

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: 0330 303 0119) or www.southernwater.co.uk".

NB: Informative recommended.

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment on this application. An Informative with regard to the approval of the design and construction of the new vehicular access should be placed on any future permission.

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: 4

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 to replace the existing garage and various sheds in the rear garden with a larger modern structure and extend the northern boundary fence to increase the amount of amenity space to the property, and would be visible from the public realm. The garage would be set back approximately 4.4 metres from the highway and would be partially screened by a new 2 metre high sliding gate. Although the structure is of a reasonable size, it is of a modest height, replacing the existing garage and shed and would result in a cohesive form of development.

7.4 The new sliding gate would enclose the existing driveway and the new fence would extend a further 5 metres along the northern boundary. This would increase the degree of privacy to the occupiers, whilst remaining relatively open to the front and part side of the site.

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 Although the garage will be situated adjacent to the eastern boundary there is a distance of 1 metre to the western elevation of the neighbouring property with no windows in this elevation. Furthermore, the garage does not extend the whole depth of the neighbouring property and the roof is of a modest height, pitching away from the shared boundary. Consequently it is judged the development would not adversely affect this property.
- 7.7 The roller shutter door on the front elevation of the garage will be screened by the new gate and will be directly opposite the rear access gate of the property at 1 Sutton Close. The rear of the garage will be adjacent to the southern boundary, approximately 7.4 metres from the rear elevation of the adjoining property at number 112 Sutton Road. It is considered any resulting impact on these properties would be negligible.
- 7.8 Consequently, it is considered that the proposal is unlikely to 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 **GRANT PERMISSION** for application APP/18/00547 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 garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever, or as a separate unit of accommodation.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location plan

Block plan

Drg no. JB/1

Proposed garage elevations plan

Drg no. JB/2

Existing street elevation plan

Drg no. JB/3

Proposed street elevation plan

Drg no. JB/4

Proposed sliding gate plan

Drg no. JB/5

Block plan

Drg no. JB/6

Proposed block plan

Drg no. JB/7

Existing western elevation plan

Drg no. JB/8

Proposed western elevation plan

Design and access statement dated 21/05/2018

Reason: - To ensure provision of a satisfactory development.