
Site Address:	78 London Road, Widley, Waterlooville, PO7 5AB		
Proposal:	Single storey rear extension.		
Application No:	APP/17/01145	Expiry Date:	21/12/2017
Applicant:	Mr & Mrs Alford		
Agent:	Mr Mallen	Case Officer:	Bee Crawford
	Thorns-Young Ltd.		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a mid-terraced two storey mixed retail and residential unit included within an identified local centre on the Council's proposals map. It has a slate tiled pitched and hipped roof and elevations of red multibrick and pebble dash render and is currently operating as a cake shop with residential at part ground and first floor. The site inclines towards the eastern boundary and there is vehicular access to the rear with the rear garden consisting of shingle, decking with a detached garage and shed. There is a 2 metre high fence to the northern boundary and a wall in excess of 2 metres high to the southern boundary.
- 1.2 The adjoining two storey property is to the north, the adjoining two storey end of terraced property is to the south and two storey detached residential properties are opposite and to the rear. The area is of medium density with two storey properties of mixed use, detached and semi-detached residential properties of similar and different age, style and design.

2 Planning History

APP/15/00070 - Change of use to A1 retail (celebration cake shop), permitted 19/03/2015.

APP/16/01308 - Change of use of first floor office/storage area of No. 76 to residential and incorporation into living accommodation for No. 78 London Road, Widley (approved 27/04/2017). Request to Discharge Condition 2 (07/07/2017), permitted 27/04/2017.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension, following the demolition of the existing larder and toilet.

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

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:

1. No construction works parallel to the sewer within 500mm (in plan).
2. Where within three metres, foundations to be taken down 150mm below the invert level.

The works will be subject to approval under The Building Regulations.

Furthermore, 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.

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 agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public sewer. "

For further advice, the applicant is advised to contact Southern Water, Southern House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Southern Water requires a formal application for any new connections to the public foul 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".

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

The proposed development would lie within a Source Protection Zone around one of the 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.

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 property is situated in a terrace of four units of mixed commercial and residential use and the proposed rear extension would not be visible from the public realm. The proposal is to provide additional residential accommodation for the owners of the associated cake shop, as the previous application to utilise the first floor area of the adjoining property is no longer viable. The addition extends across the width of the property to a depth of 7 metres to the northern boundary with a chamfered corner and 7.6 metres to the southern boundary with a small enclosed courtyard area. The development would result in a generous increase to the original footprint of the property, although the maximum height of the flat roof is considered to be modest at 3.2 metres and it is noted other properties within the terrace of four benefit from similar sized extensions.

7.4 Whilst it is acknowledged the proposal would result in limited amenity space available to the residential part of the property, an area of decking would be retained together with the creation of the enclosed courtyard.

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 development is a continuation of the existing dwelling and is adjacent to both side boundaries. Whilst the depth of the proposal is generous, it is of a modest height and would be built adjacent to the blank wall of the neighbouring co-op retail store and its associated extensions to the south.
- 7.7 Although the proposal would extend beyond the rear elevation of the single storey extension of the property to the north, due to the nature of extensions afforded to the adjacent properties, it would be difficult to constitute a defensible reason for refusal and given the modest height and existing screening, it is considered any resulting impact would be acceptable.
- 7.8 It is deemed the french doors in the rear elevation of the proposal would not give rise to any additional overlooking to number 80, and the property to the rear is more than 17 metres away from the rear elevation of the proposal, beyond the garage.
- 7.9 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 property 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/17/01145 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 stated under Section 11 (Materials) of the application form.
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 developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public sewer.
Reason: To safeguard the amenities of the locality and in order to protect sewer apparatus and having due regard to policies and proposals 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

Parking plan

Drg no. 9252.16.2 Existing and proposed floor and elevation plans

Reason: - To ensure provision of a satisfactory development.