

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

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer crossing the site.

It appears that the developer is intending to build close 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/close to a sewer are contained in Southern Water guidance notes which are available at: www.southernwater.co.uk. A formal application to build close to the sewer will be required to be submitted by the applicant.

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.

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 connection to the public 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.

The design of drainage should ensure that no land drainage or ground water is to enter public sewers network.

The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultation with the Environment Agency to ensure the protection of the public water supply source.

Officer Comment: A condition and informative shall be included with the decision.

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: 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
- (iv) Parking

- (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 proposed development shall alter the visual appearance of the dwellinghouse modestly from Lovedean Lane and shall consist of the removal of the dormer roof and creation of a gable roof to the front to replace the existing barn hip. Following a site visit it was noted that Lovedean Lane contains a diverse streetscene which contains dwellings of different style and design and therefore the proposed works are considered to not appear out of character to the streetscene or locality. No 9a is also set back from the main highway reducing the dominance of the development and therefore, on balance, the alterations are considered to be modest and to not look significantly out of place.
- 7.4 The alterations proposed to the rear include the extension of the first floor by approx 1.4m and the demolition of the existing conservatory and erection of a single storey rear extension. Due to the position of the works they shall be hidden from Lovedean Lane and the public realm therefore protecting the exiting character of the area. Although to the rear, the works are considered to be proportionate to the plot size available and shall be sited within a generously sized amenity space which can accommodate the development to the proposed scale whilst achieving a subservient appearance on No 9a from being set in from the shared boundaries and flat roofed. The development is therefore considered to be acceptable.
- 7.5 Materials are proposed to match that of the existing dwellinghouse in the majority which shall ensure the development is in keeping to No 9a and the streetscene of Lovedean Lane. A cladding material is proposed to the first floor front elevation and it is not clear from the details submitted what colour or finish this would be. Following a site visit the palette of Lovedean Lane is varied and although cladding is not immediately viewable it is considered to result in an acceptable impact on No 9a due to the modest amount of the front elevation it shall cover and that the dwellinghouse is set away from the highway reducing the visual dominance of the development. A condition, however, is considered necessary to ensure the shade and finish are appropriate and approved by the Local Planning Authority and this shall be included with the decision.
- 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 works have the potential to impact the adjacent dwellings No 9 and No 10 Lovedean Lane as well as the dwellings to the rear No 16 and No 16A Kendal Close.
- 7.8 Due to No 9a being on an incline of land to the east of No 9b the works have the potential to have an increased impact. The proposed single storey extension to the rear shall replace an existing conservatory to a reduced depth whilst extending out to the existing side elevations which is considered to not result in a significant additional impact from the existing development. The first floor extension shall increase the depth of the dwellinghouse to the south by approx 1.4m but the works shall be set of the shared boundary with 9b by approx. 2m reducing the visual dominance of the development from this neighbour. The works to the rear shall be single storey in height with the first floor development hipped away from the neighbour from the west. In combination of the works being set away from the neighbour by approximately 4.3m the works, on balance, are considered to not appear significantly

over-bearing to the neighbour nor would they prevent light levels reaching No 9b significantly. No windows shall be installed within the side elevation of the single storey rear extension protecting the existing privacy levels between the neighbours.

- 7.9 The development proposes 4 rooflights to be positioned within the west side roof elevation looking out to No 9b. Confirmation has been sought from the agent that these shall be positioned at 1.7m high from the proposed finished floor level in order to maintain privacy levels between Nos 9a and 9b and prevent any significant over-looking. This shall be conditioned as part of the decision and is considered to be acceptable.
- 7.10 The works proposed to No 9a shall be set away from the shared boundary to the east by approx. 1m and away from No 9 by approx. 4m. The works shall be single storey in height at ground floor and hipped away from the east at first floor. In combination of the development being lower in position than the neighbour to the east the development is considered to not significantly impact light levels reaching the neighbour nor would the development appear over-bearing. No windows are proposed within the side elevation to prevent any over-looking and it is therefore considered that the development would result in a limited and acceptable impact to No 9.
- 7.11 A balcony is proposed at first floor to the rear of No 9a and shall be recessed into the rear elevation in order to prevent a step out terrace. This shall ensure that no direct over-looking occurs to the adjacent neighbours protecting existing amenity levels.
- 7.12 The neighbouring dwellings to the rear Nos 16 and No 16A Kendal Close have the potential to be overlooked however, the proposed extension shall be set a minimum of 19m away from the closest neighbour No 16a which increases in distance to No 16. This would ensure that any impact of over-looking is reduced and would be reflective of a typical back to back neighbour relationship in urban settings. With no objection being made by the neighbours in relation to the development the works are considered, on balance, to result in an acceptable impact. .
- 7.13 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.

(iv) Parking

- 7.14 The proposed development shall be creating an additional bedroom at No 9a to become three bedrooms instead of 2. In order to comply with the Boroughs Parking SPD two parking spaces are expected to be accommodated onsite and with the large amount of hard-surfacing to the front of the dwelling and double bay garage to the rear, the site more than meets this provision and is considered to be acceptable.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00918 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Existing and Proposed Floor and Elevation Plans: Drawing No 9ALL-100
Proposed Elevation and Ground Floor Detail Plan: Drawing No 9ALL-300
Proposed Site and Location Plan: Drawing No 9ALL-001
Proposed Section Plan: Drawing No 9ALL-301
Confirmation of rooflights to be at high level above 1.7m via email received 14.11.2018

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the rooflights in the west side first floor elevation shall be fitted to a height of no less than 1.7m above finished floor level and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development shall commence until details of how the development would not cause harm to the public surface water sewer have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The application site lies within close proximity to a public surface water sewer and as such it should be demonstrated that any proposed development will not result in harm to the public drainage apparatus. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy CS19 and the National Planning Policy Framework 2018.