

Recommendation: **GRANT PERMISSION**

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

Chichester Harbour Conservancy

Thank you for consulting The Chichester Harbour Conservancy concerning the above planning submission. In its role in managing the Chichester Harbour Area of Outstanding Natural Beauty (AONB), The Conservancy has considered the submitted proposal against the Conservancy's planning guidance and principles - including The Chichester Harbour Management Plan (2014-2019), The Chichester Harbour Planning Principles (version 1.1 July 2017), and The Chichester Harbour AONB Joint SPD (May 2017).

Under the Chichester Harbour Conservancy fully delegated officer decision process, the Local Planning Authority (LPA) is hereby advised that the Conservancy makes the following comment in relation to the above application.

Chichester Harbour Conservancy Recommendation – No Objection

Suggested considerations -

- schedule of materials to be as indicated on submitted application forms

The proposal is not considered to be unduly prominent, given its setting, to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB).

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 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 S021 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.

NB: Condition and 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: 1

Comment	Officer Comment
Applicants comment We have consulted with both neighbours at 26 and 28 Northney Road, neither of whom have any objection and both have signed a PW agreement.	Noted.

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) The effect on the character and appearance of the area/AONB
- (iii) The effect on neighbouring properties
- (iv) Effect on sensitive areas
- (v) Flood risk issues

(i) Principle of development

7.2 The site lies outside the built up area, however the proposal is for a modest extension to an existing house which is considered to be acceptable in principle.

(ii) The effect on the character and appearance of the area/AONB

7.3 The development is for a part single storey, part two storey side/ rear extension and new bow window to the front elevation. The extension would be viewed from the AONB but is set back from the harbour itself and other properties in the vicinity benefit from similar developments.

7.4 The proposal together with the existing additions would result in a reasonable increase to the original volume of the property, and it is considered it can be comfortably accommodated within the extent of the site. The proposal would be visible from the public realm, although the property is 11.5 metres from the highway and the two storey side extension a further 10 metres. For schemes such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This recommends two storey side extensions should be subservient to the main building with a lower ridge height so that they do not dominate the main frontage, and advises that it is important that gaps are retained between buildings to prevent neighbouring properties and the streetscene being adversely affected.

7.5 The two storey element of the extension is set well back from the front elevation of the property and has a hipped and pitched roof resulting in a cohesive design, with the ridge height approximately 1.2 metres below the existing. The new single storey rear extension will be built close to the eastern boundary of the site, it has a mono-pitched roof and a modest depth of 2 metres.

7.6 The bow window will upgrade the external appearance of the front of the property, and is of a modest design. It is noted the front facade of the properties in the immediate vicinity are of varied appearance.

7.7 The design and appearance of the extension 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 deemed that the proposal would have a limited and acceptable impact on the character on the visual amenity of the locality and the AONB.

(iii) The effect on neighbouring properties

7.8 The single storey rear addition would be adjacent to the eastern boundary with a depth of 2 metres and height of approximately 3.2 metres. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed rear extension falls outside the overshadowing zone of ground floor windows of the rear addition at 28 Northney Road. It is therefore

considered a reasonable outlook would be retained from the closest neighbouring windows at this property. It is judged the two storey element of the scheme would have negligible impact on this property and it is noted no objection was received from this neighbour.

- 7.9 The greater part of the proposal would be on the western side of the property, and follows the line of the existing westernmost elevation, maintaining the 0.85 metre distance to the shared boundary, with the eastern elevation of the property at number 26 a further 3 metres away. There are no windows in the western elevation of the proposal. The roof of the two storey side element of the scheme is lower than the existing dwelling and pitches away from the property boundary, reducing any perception of mass.
- 7.10 The rear window in the two storey extension is to serve an en suite and it is considered that this would not result in any direct overlooking.
- 7.11 There are no dwellings to the rear or opposite and the application site and neighbouring properties benefit from long gardens and an open aspect to the rear. It is therefore deemed the proposal is unlikely to result in an unacceptable level of overbearing and not cause any degree of additional overlooking.
- 7.12 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) Effect on sensitive areas

- 7.13 The site lies close to protected areas which are home to protected species however, it is not considered that this modest domestic extension would be harmful to these important habitats.

(v) Flood risk issues

- 7.14 The site is within Flood Zone 2, however the building itself is in Flood Zone 1 and the proposal is for a part single and part two storey side and rear extension. Therefore it would not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The agent has submitted a flood risk assessment to confirm that appropriate flood risk measures have been considered. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).

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/18/00957 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 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 Prior to the commencement of development measures to protect existing public sewers shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Southern Water). The development shall thereafter be carried out in accordance with the approved measures.
Reason: To safeguard the amenities and utilities of the locality 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 2018.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan
Drg no. 5092/500 Proposed site layout plan
Drg no. 5092/200 Proposed roof plan
Drg no. 5092/1 Existing ground floor plan
Drg no. 5092/2 Existing first floor plan
Drg no. 5092/3 Existing elevations plan
Drg no. 5092/4 Rev C Proposed ground floor plan
Drg no. 5092/5 Rev B Proposed first floor plan
Drg No. 5082/6 rev A Proposed elevations
Flood risk assessment
Reason: - To ensure provision of a satisfactory development.