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|------------------|----------------------------------|---------------|---------------|
| Site Address:    | 1 Kitwood Green, Havant, PO9 5QN |               |               |
| Proposal:        | Single storey side extension.    |               |               |
| Application No:  | APP/18/00781                     | Expiry Date:  | 01/10/2018    |
| Applicant:       | Mr and Mrs Treagust              |               |               |
| Agent:           | Mr D J Boddy                     | Case Officer: | Emma Chisnall |
|                  | The Project Support Practice     |               |               |
| Ward:            | Bondfields                       |               |               |
| Site Visit Date: |                                  |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 1 Kitwood Green is an end of terrace two storey dwelling situated in Havant. The dwellinghouse is constructed of facing brickwork and concrete tiles and is accessed via a footpath to the front with Ropley Road to the rear providing parking. A garage is positioned to the rear of the dwellinghouse which provides an additional parking provision.
- 1.2 Amenity space surrounds No 1 to the front, side and rear. The dwellinghouse is positioned on un-even land with the amenity space to the side being lower in position than the surrounding land to the south. The amenity space to the north is positioned on a slight incline. To the side the space is hard-surfaced with the rear amenity space laid as lawn and surrounded with a curtilage boundary constructed of 1.8m timber fencing.

## **2 Planning History**

APP/18/00562 - Single storey side extension, WD, 18/07/2018

## **3 Proposal**

Single storey side 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)

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**

It appears that the developer is intending to build close/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/close to a sewer are contained in Southern Water guidance notes which are available at [www.southernwater.co.uk](http://www.southernwater.co.uk). The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. The approved layout shall respect the below requirements:

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.
3. Sewer to be bridged by PCC lintel to Building Control specifications (where applicable).
4. Replacement work to be carried out in approved material (not PVCu).
5. No internal public manhole.

The works will be subject to approval under The Building Regulations

**Planning Officer Comment:** An 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

- (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 works proposed to No 1 are modest in size, appear subservient to the main dwellinghouse and reflect a typical domestic sized extension due to it's scale. The development is therefore considered to accord with the Borough's Design Guide and is acceptable.

- 7.4 A render is proposed to be used on the extension which shall not directly match the materials on No 1 but shall be of a similar colour. Following a site visit it was noted that examples of white cladding and render were present within the streetscene and therefore the proposed material is considered to not look significantly out of place to the palette available along Kitwood Green. That said, as a colour and finish has not been confirmed, a condition shall be included requesting the specifications to be submitted to ensure that the works appear in keeping to No 1 and the locality.
- 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 works, due to their scale and position on No 1 are considered to not significantly impact any neighbouring dwellings amenity levels adversely. The works shall be set back from the front and rear elevations leaving a sufficient gap of 22m between the development to the front and opposite neighbours. Taking into account this distance, the height of the works and sufficient screening in place the works are considered to result in a limited and acceptable impact.
- 7.7 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.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00781 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:  
Location Plan: Reference OI1212621  
Proposed Block Plan: Reference OI1212622  
Proposed Floor Plan: Drawing No 18/4/KG-3  
Proposed Elevation Plan: Drawing No 18/4/KG-4  
**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 a 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.