
Site Address:	15 Fairy Cross Way, Waterlooville, PO8 8AU		
Proposal:	Two storey side extension.		
Application No:	APP/18/00408	Expiry Date:	22/06/2018
Applicant:	Mr Grover		
Agent:	Mr Critchley	Case Officer:	Karen Wooden
	Critchley Architecture and Design		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terrace house located at the end of the cul-de-sac of Fairy Cross Road. There is a small lawn to the front of the house, which faces onto Waterlooville Recreation Ground. The property is of multi brick construction, with a pitched tiled roof. The rear of the property has been extended by means of a conservatory, and the garden includes a shed and access into the detached garage which lies to the west..
- 1.2 The boundary line is defined by a mix of close board fencing and a brick wall which is staggered in height.

2 Planning History

- 2.1 No relevant planning history

3 Proposal

Two 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)

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. 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

Southern Water requires a formal application for any new connections to the public foul and surface water sewers 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:

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.

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: 6

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 proposed two-storey extension relates well to the main dwelling in terms of its design, as it would essentially be a continuation of the existing dwelling, using materials to match. The same roof line would be continued over the side extension with matching materials proposed. The Havant Borough Council Borough Design Guide recommends that side extensions should remain subservient to the main building by being set back from the main building line, with a reduced ridge height. However, due to the style of the existing terrace it is considered that a visually subservient extension would result in an imbalance to the look of the existing terrace, and the design as submitted would be more appropriate in this instance. Furthermore the property at the opposing end of the terrace (14 Hurst Green Close) has constructed a two storey extension with a similar design to this proposal.

7.4 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

7.5 The proposal is to be attached to the northern elevation of the existing property, with the closest property to the north being located approximately 19m from the extension. It is therefore not considered that the extension will cause an unacceptable harm to the occupiers of the neighbouring dwellings in terms of overbearing or loss of light. The proposal includes the addition of windows to the western, eastern and northern elevations. The window to the west will be clear glazing, and will provide light and ventilation to a bedroom. This window will look over the front of the property towards the park. The additional window to the eastern elevation is to be a bathroom window and will be obscurely glazed. Due to the differing orientation of the application site and the property to the east, this window will face towards the rear garden of No. 12 Hurst Green Close. The application site already has two first floor clear glazed windows on this elevation and therefore it is not considered appropriate to add a condition with regard to the continued obscuration of this window. The window to the north is of circular design and will provide light to the loft of the house.

7.6 It is considered that the proposal will not appear overbearing or lead to overlooking and would have a 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/18/00408 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:

Amended location and block plan - 18031 - 101 (rev a)
Existing floor plans - 18031 - 201
Existing elevations - 18031 - 301
Proposed floor plans - 18031 - 401 (rev a)
Proposed elevations - 18031 - 501 (rev a)

Reason: - To ensure provision of a satisfactory development.

- 3 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.