
Site Address:	4 Wardens Close, Hayling Island, PO11 0QY		
Proposal:	Proposed single story rear and side extension .		
Application No:	APP/18/00072	Expiry Date:	15/03/2018
Applicant:	Mr & Mrs Eveleigh		
Agent:	Mr Critchley	Case Officer:	Karen Wooden
	Martin Critchley, Architect		
Ward:	Hayling West		
Site Visit Date:	12/03/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow of brick construction, with a pitched roof. The front is laid to lawn and access to the attached garage is by means of a driveway to the east of the property.
- 1.2 Wardens Close comprises a mix of bungalows and two storey dwellings and is residential in nature.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Proposed single story rear and 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 proposed development lies close to an existing public critical surface water sewer. An investigation of the sewer is required to ascertain its condition, the number of properties served, and potential means of access, before any decision can be made as to whether it would be acceptable for the proposed development close to the sewer. Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker – in this case Southern Water (Building Close to the Public Sewer application process). The development can be allowed to encroach public sewer only in line with the

existing garage wall and foundations in relation to the public sewer. 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

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

Highways Engineer, Development Engineer

I can not see any plans but I suggest that the Planning Authority can determine the application using Standard Highway Guidance

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: 7

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 development is to be located to the rear and side of the existing dwelling and as such will not be readily visible from the streetscene. Notwithstanding this the property to the north west (5 Wardens Close) has been extended to the side, and other properties within Wardens Close have been extended. The materials to be used are to match those of the existing dwelling.

7.3 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

- 7.4 The rear section of the proposed extension will be attached to an existing rear extension and shall protrude no further than the rear wall of the existing garage. A distance of 4m shall be retained between the proposed addition and the boundary line with No. 3 Wardens Close to the east. It is not considered that the proposal will have any significant impact on this neighbouring property in terms of loss of light or privacy.
- 7.5 Due to the proposal being located to the side and rear of the application site it is not considered that it would impact the occupiers of the property to the north.
- 7.6 The proposal will be in excess of 14m from the boundary line with the property to the south (High Trees) and a minimum of 23m from the dwellinghouse. Therefore it is not considered that the extension would have a significant impact on the occupiers of this neighbouring property in terms of overlooking or loss of light.
- 7.7 The proposal will extend to close to the boundary line with the property to the west (5 Wardens Close), with the front corner of the extension being approximately 2m from this neighbouring property. However the south eastern wall of No. 5 Wardens Close is a flank wall with no windows overlooking the application site. The proposed extension includes one ground floor window to the western elevation. Due to the close board fencing between the two properties it is not considered that this would result in significant overlooking to the neighbours.
- 7.5 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00072 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:

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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.

- 4 No development hereby permitted shall commence until plans and particulars specifying which measures shall be undertaken to protect the public sewers, have been submitted to and approved in writing by the Local Planning Authority (in consultation with Southern Water).

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality 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.