

metres either side of the external edge of the public sewer and all existing infrastructure should be protected during the course of construction works. No new soakaways should be located within 5 metres of a public sewer.

Any new connections to the public foul and surface water sewers will require a formal approval from Southern Water to be obtained under Section 106 of the Water Industry Act.

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

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: 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 proposal comprises three elements - the extension to the front of the garage, the rear extension, and the construction of an outbuilding.

7.4 The element that will be visible from the streetscene is the front extension to the

garage. The proposal is to extend the garage approximately 2.3m to the front, with no alterations to the height or width. The remaining separation gap between the garage and the public domain would be in excess of 14m. The extension will be clad to be in-keeping with the existing dwelling.

- 7.5 The two elements of the proposal are located to the rear and therefore will have no impact on the character of the area. Notwithstanding this, the materials to be used are to match those used on the existing dwelling.
- 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 Due to the separation gap between the proposals and the properties to the north east, it is considered that no elements of the proposal will impact the occupiers of the properties to the north east.
- 7.8 The extension to the front of the property will only be visible from the occupiers of the property to the north west (11 Esher Grove), which is a two storey semi detached house. This neighbouring property has an attached garage that extends the length of the house along the boundary line. This garage has no windows to the south eastern elevation. To the rear of the garage is a shed which extends the length of the garage of No. 9 Esher Grove. It is therefore considered that the extension to the front of the garage will have no impact in terms of loss of light or overlooking.
- 7.9 The proposed rear extension be in excess of 35m from the property to the south west (130 Hambledon Road) and therefore will have no impact on the occupiers amenities
- 7.10 The proposed rear extension will be in excess of 6m from the conservatory to the rear of the property to the north west (No. 11 Esher Grove). The submitted plans show no windows are to be inserted into the north western elevation. It is therefore considered that the rear extension will have no significant impact on the occupiers of this neighbouring property in terms of overlooking or loss of light.
- 7.11 The property to the south east (7 Esher Grove) is a detached bungalow which has a flat roof garage which extends beyond the existing rear elevation of the application site. The proposed rear extension is to be set approximately 3m back from this neighbouring dwellinghouse. The plans show no additional windows are to be included in the south eastern elevation of the extension. The application shows an addition of, and alterations to the windows on the original dwellinghouse, however these will face towards the boundary treatment and side wall of the garage of No. 7. It is therefore considered that the proposal would not lead to a significant impact on the occupiers of this neighbouring property in terms of overlooking or loss of light.
- 7.12 The proposed outbuilding is to be sited at the rear of the garden. Due to the proposed location it is considered that its construction will have no significant impact on the occupiers of any of the surrounding properties. It is noted at 7m by 4m the outbuilding is a large structure, however an outbuilding of this size complies with the tolerances of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore could be constructed without Planning Permission. It has been confirmed that the proposed use is for storage and a summerhouse. It is recommended that a condition is attached to the decision notice to ensure the use of the outbuilding is, and remains incidental to the enjoyment of the dwellinghouse. The proposed materials to be used are cladding in either natural

timber or coloured cement boarding. Had the structure been constructed under Permitted Development there would be no restrictions on the materials used and therefore it is not considered appropriate, in this instance, to add a condition relating to the materials.

- 7.13 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/18/00205 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, block plan and existing and proposed plans - 01 - received 09.03.18

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 The outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.