

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**

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Southern Water requires a formal application for any new connection 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:

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/infrastructurecharges>

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.

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

The proposed development would lie within a Source Protection Zone as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the water supply source.

NB: Informative recommended.

It should be noted that if the site falls within a Source Protection Zone, the Council consults the Environment Agency for commercial development only.

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
- (iv) Parking

(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 is for a first floor side extension, loft conversion and single storey rear extension and would be visible from the public realm. Together with the existing single storey side extension, the scheme would result in a generous increase to the original volume of the property, however the additional increase in the existing footprint of the property is considered reasonable.

7.4 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 Whilst the first floor element of the extension is a continuation of the existing ridge line, it is considered to be subservient by virtue of the 3 metre width. Furthermore, the property is at the end of a terrace of four and adjacent to the access road to the allotments at the rear of the site, with a two storey end of terraced property beyond, approximately 11 metres away. It is to be built over the existing single storey side extension and would result in a cohesive form of development. Given its location, it is deemed that the development is unlikely to look cramped within the existing street scene.

- 7.6 The single storey rear extension is to replace an existing addition, approximately 4 metres in depth with a flat roof and parapet wall..
- 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 not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 Although the proposed first floor addition would be adjacent to the northern boundary, there is one window at first floor serving a landing which is to be obscure glazed and two new roof lights (one in the existing roof slope and one in the extension). There are windows in the southern elevation of the property to the north at number 43 Newbarn Road which is 11 metres away and set back 10 metres from the front elevation of number 41. It is therefore, judged the new windows and roof lights are a sufficient distance away and situated such that they would not have an adverse effect on this property.
- 7.9 The new roof light in the southern roof slope is high level and any resulting overlooking would be the front of the adjoining properties which is not considered to be harmful.
- 7.10 The single storey rear extension extends across the rear of the property with a depth of 4 metres and consequently does not have any side windows. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of ground floor windows at 39 Newbarn Road. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.11 Whilst the rear extension would be built over an existing patio area, the remaining depth of the garden would be a minimum of 10 metres as recommended in the Havant Borough Council Borough Design Guide,
- 7.12 The properties to the rear of the application site are in excess of 40 metres away, beyond allotments and it is therefore deemed any impact as a result of the scheme would be negligible.

(iv) Parking

- 7.13 There is an increase in the number of bedrooms from two to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and it is therefore considered a condition is not necessary in this instance.
- 7.14 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/18/00178 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 be as stated under Section 11 (Materials) of the application form.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. PL.164.18 -01 Location and site plan
Drg no. PL.164.18 -02 Existing floor plans
Drg no. PL.164.18 -03 Existing elevations plan
Drg no. PL.164.18 -04 Proposed floor plans
Drg no. PL.164.18 -05 Proposed elevations plan
Drg no. PL.164.18 -06 Proposed southern elevation plan

Reason: - To ensure provision of a satisfactory development.