

Developer Services, Southern Water

Southern Water have provided a plan showing the approximate position of public foul and surface water sewers close to the application site, which is available to view using the following link:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_242870

Southern Water will not allow development or new tree planting located within 3m either side of the external edge of the public sewers and all existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5m of a public sewer.

Due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a 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

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

The proposed development would lie within a Source Protection Zone as defined under the Environment Agency's Groundwater Protection Policy.

The Local Planning Authority considered that, due to the scale of the proposal, a consultation with the Environment Agency would not be 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: 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
- (iv) Impact on 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 application site is currently located at the north eastern corner of Bryony Way, with a private road running to the north of the site which provides access to three properties. The streetscene comprises a mix of one and two storey properties of a similar age. The initial application submitted showed the extension was to be clad. It was considered that this would be out of character and therefore detrimental to the streetscene. It has subsequently been agreed by the agent that the elevations to the extension will be bricks to match those used on the original dwellinghouse, with no element of render to be included.

7.4 The conversion of the attached garage will require the current garage door to be removed and replaced with brickwork and one window. The materials will match those used on the host dwelling and therefore it is not considered that this would impact the character of the area.

7.5 Therefore the design and appearance of the proposal is deemed appropriate in context to the main building and is 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 existing garage which is to be converted is attached to the northern elevation of No. 8 Bryony Way. The proposed garage conversion will not result in the loss of light or privacy to any of the neighbouring properties, and therefore complies with policy CS16 of the Havant Borough Core Strategy 2011.

7.7 The proposed side extension is located on the northern elevation of the existing property. The proposed plan shows a door is to be inserted into this elevation, facing towards the front elevations of the properties to the north. However a separation gap exceeding 9m will be retained between the application site and the closest property to the north and therefore it is not considered that the proposal would impact the occupiers of the neighbouring properties in terms of loss of light or overshadowing, and would not result in significant loss of privacy. Consequently, it is considered that the proposal 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/18/00136 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:

Existing property floor plans and elevations - S-001

Floor plans and elevations as proposed - P-001

Site plan and block plan as proposed - P-002

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.

- 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. The development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

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.