
Site Address:	30 Winchfield Crescent, Havant, PO9 3SR		
Proposal:	Two storey side extension and single storey rear extension		
Application No:	APP/18/00068	Expiry Date:	13/03/2018
Applicant:	Mr Chandler		
Agent:	Mr Mallen	Case Officer:	Bee Crawford
	Thorns-Young Ltd.		
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terrace property with a brown tile pitched roof and elevations of red multibrick. The site is level with open vehicular access to the front leading to an area of concrete and block paving, enclosed by a 1 metre high wall to all boundaries. The rear garden is mainly laid to lawn with a patio area and is enclosed to all boundaries by fencing ranging in height from 1.8 metres to 2 metres.
- 1.2 The adjoining two storey terraced property is to the east, the rear aspect and gardens of properties in Dockenfield Close are to the west and rear and a two storey end of terraced property lies opposite. The area is of medium density with two storey terraced and semi-detached properties of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two storey side and single storey rear 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)
CS17	(Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

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

The proposed extension lies over an existing sewer located at the back property and deemed to be public due to changes in legislation that came in to force on 1st October 2011 regarding the ownership of sewers and within the stand off distance of public sewer located in front on the property.

The construction of extension should not impede any closer on the public sewer located in front garden (construction shall be in line of existing building foundations). Where within three metres, foundations are to be taken down 150mm below the invert level of the sewer.

An investigation of the sewer located in rear garden 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 to be constructed over the sewer. Part H of the Building Regulations dictates that the matter is can be by the Building Control authority.

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.

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:

"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".

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.

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.

In Southern Water's opinion, in order to avoid determination of the application that approves the layout of the development that may negatively impact the access to public sewers, it would be useful to carry out the investigation before such determination is done.

We can also suggest the below condition relating to protection of sewers, if the decision is made to approve the proposals without the survey being done:

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development."

NB: Condition and 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: 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 situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposal is for a two storey side and single storey rear extension and would result in a generous increase to the original volume of the property, however it is partly to replace the existing single storey side extension and it is considered it can be accommodated within the extent of the site. The proposal would be visible from the public realm, being approximately 4 metres from the highway.

- 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 two storey 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 rear gardens of properties in Dockenfield Close to the west. It is considered there would be no merit in reducing the height of the ridge to the front of the property and that the impact on the streetscene would be more conspicuous if the proposal were to be set back from the existing front building line. Given its location, it is deemed that the development is unlikely to look cramped within the existing streetscene.

- 7.6 The single storey rear extension is a continuation of the two storey addition, approximately 2.4 metres in depth with a mono-pitched roof.

- 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 addition would be adjacent to the western boundary, there are no windows in the side elevation and the rear elevation of the properties to the west are 11 metres away. The Havant Borough Design Guide SPD requires a minimum 10 metre separation distance between a dwelling facing a blank wall (as is the case in this instance). It is considered that the resulting impact on the properties to the west is not so great as to warrant a defensible reason for refusal. It is therefore considered that the extension would not result in any additional overshadowing to the properties to the west and it is noted no objections were received from these neighbours.

- 7.9 The two storey extension projects 1 metre from the rear elevation of the property and

the single storey addition a further 2.4 metres. There is a window in the eastern elevation of the single storey rear extension, although it is of a modest size and 5.6 metres from the boundary with number 32. It is therefore considered the proposal is a sufficient distance away from this property for any resulting impact to be harmful.

- 7.10 The rear elevations of the dwellings to the back of the site are more than 20 metres away and do not directly face the rear elevation of the property, consequently it is judged any impact would be negligible.
- 7.11 It is therefore deemed the proposal is unlikely to result in an unacceptable level of overbearing and not cause any degree of additional overlooking. It is judged the scheme would have a negligible impact on the properties adjacent to the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections 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/18/00068 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 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.
- 3 Prior to the commencement of the development, the developer must advise the local authority of the measures which will be undertaken to protect the public sewers.
Reason: To safeguard the existing drainage apparatus 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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Block plan

Drg no. 1241:17 Rev A Existing and proposed floor and elevation plans and section plan

Reason: - To ensure provision of a satisfactory development.