
Site Address:	187 Silverdale Drive, Waterloooville, PO7 6DX		
Proposal:	Single storey side and front extension.		
Application No:	APP/17/00410	Expiry Date:	13/06/2017
Applicant:	Mr & Mrs Osborne		
Agent:	Mr Bramble	Case Officer:	Harriet Pitney
	Both Creative		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached residential bungalow located on a corner plot to the north/east side of Silverdale Drive and Hawkewood Avenue. The property comprises elevations of brick construction with a tiled pitched roof.

The site is relatively level and benefits from open vehicular access to the front driveway which provides adequate offroad parking provision. The property is enclosed by a close boarded timber fence which is approximately 2 metres in height.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries all of a similar size and scale and design.

2 Planning History

APP/11/01785 - Retention of detached single storey workshop and replacement 1.8m high fence to north west boundary., PERM,11/01/2012

3 Proposal

This application is for the erection of a single storey side and front 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)

CS19 (Effective Provision of Infrastructure)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Engineering/Drainage

No comments received

Southern Water

It appears that the developer is intending to build over to a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. However, under certain circumstances building over a sewer may be allowed. The conditions associated with the buildover to a sewer are contained in Southern Water guidance notes which are available at: www.southernwater.co.uk.

A formal application to build over to the sewer will required to be submitted by the applicant. 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 connection to the public foul sewer 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.

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

Summary: No representations received

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) Sewers/ source protection

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to the usual development management criteria.

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

7.3 As the application site is situated on a corner plot, the proposed development would be readily visible when viewed from the southern elevation and partially visible from the north/west elevation. However and notwithstanding the above, the proposed extension would be set back approximately 7.5 metres from the highway and partially screened from the public realm as a result of the existing boundary treatment.

7.4 The design and appearance of the proposal is deemed to be appropriate in context to the main building, respects the existing built form of the original dwellinghouse and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

7.5 It is not considered that the scheme would not result in an adverse impact on the visual amenity of the surrounding locality.

(iii) Effect on neighbouring properties

7.6 The siting of the proposed extension is such that the development would be unlikely to

result in any impact which would be considered harmful to the neighbouring amenity of the surrounding residential properties by virtue of its position.

- 7.7 The proposed side element would be sited approximately 16.5 metres away from 185 Silverdale Drive and the proposed front element would be approximately 27 metres away from 148 and 150 Silverdale Drive. On this basis, it is unlikely that the proposed development would result in any loss of light, privacy, outlook or appear overbearing to any of the adjacent residential properties.
- 7.8 The proposal is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that no letters of objection were received with respect to this scheme.

(iv) Sewers/source protection

- 7.9 It is understood that the development could impact on a public sewer. An informative is recommended to ensure that the applicant is aware of this feature so that appropriate measures can be taken in dialogue with Southern Water. The site is located within a source protection zone, however, given the scale of development this is considered unlikely to impact the development. An informative in relation to the source protection zone and contact details for Portsmouth Water is recommended.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a 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/17/00410 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan- received 20th April 2017
Block plan- received 20th April 2017

Existing floor plans and elevations Drawing No. 040317pl1- received 20th April 2017

Proposed floor plans and elevations Drawing No. 040317pl2- received 20th April 2017

Reason: - To ensure provision of a satisfactory development.