
Site Address:	162 Barncroft Way, Havant, PO9 3AL		
Proposal:	Two storey side extension.		
Application No:	APP/17/00550	Expiry Date:	18/07/2017
Applicant:	Mr & Mrs Chapman		
Agent:	Mr M Critchley	Case Officer:	Bee Crawford
Ward:	Barncroft		
Site Visit Date:	02/06/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site is a two storey semi-detached property with a brown tiled pitched roof and elevations of cream painted render. There is open vehicular access to the front leading to an area of concrete and shingle with a 2.5 metre high wire fence to the north west, a 1 metre fence and hedge to the front and a hedge to the south east. The rear garden is mainly laid to lawn with a patio area and shed enclosed by hedging ranging in height from 1.5 metres to 2 metres and 1.8 metre high fencing.

1.2 The adjoining semi-detached property is to the south east, a sewage pumping station is to the north west, two storey terraced properties are opposite beyond a parking and amenity area and the rear garden of a property in Woodgreen Avenue is to the rear. The area is of medium density with two storey semi-detached and terraced properties of a similar age, different styles and design.

2 Planning History

90/54710/000 - Change of use of amenity land to private garden area.,
PERM,04/04/1990

3 Proposal

3.1 The proposal is for the construction of a two storey side 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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
DM18 (Protecting New Development from Pollution)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

Due to the vibration, noise and potential odour generated by sewage pumping stations, no habitable rooms should be located closer than 15 metres to the boundary of a proposed pumping station site.

Officer comment - *Noted, however the existing property falls within this distance and the proposal is for an extension to this property. In this instance it is therefore considered it would be difficult to constitute a defensible reason for refusal.*

The exact position of the foul syphon sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No development or new tree planting should be located within 4 metres either side of the centreline of the foul syphon sewer.
- No new soakaways should be located within 5m of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Furthermore, 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.

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 agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public sewer."

For further advice, the applicant is advised to contact Southern Water, Southern House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Southern Water requires a formal application for a connection to the foul and surface water 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 around one of Southern Water's public water supply sources 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 public 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) Impact on infrastructure

- (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 proposed two storey side extension would be visible from the public realm, the main part of the property being around 6 metres away from the highway. For extensions

such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends two storey side extensions should be at least two metres from the boundary to prevent neighbouring properties and the street scene being adversely affected.

- 7.4 However, the semi-detached property is adjacent to an enclosed sewage pumping station situated on the corner of Barncroft Way and Woodgreen Avenue, and it is therefore deemed the extension would not appear cramped. The extension is slightly set back from the building line with a lower ridge height, and is judged to be subservient to the main dwelling by virtue of the proposed width. The impact on the street scene would be more conspicuous if the proposal were to be set back further from the existing front building line. Therefore it is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.
- 7.5 The number of bedrooms at the property will increase from three to four, hence there would be a requirement for three on site parking spaces, and a condition is recommended for these to be provided.
- 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 The proposed two storey extension is to the north western elevation of the property and it will not project beyond the existing front or rear elevations of the property. There are no side windows in the extension and the neighbouring property at 160 Barncroft Way is approximately 40 metres away.
- 7.8 The new window in the rear elevation of the extension will serve a bedroom, although there is an existing bedroom window in the rear elevation of the property and the distance to the rear boundary is a minimum of 15 metres. It is therefore judged any additional overlooking to the neighbouring properties would be negligible.
- 7.9 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to additional 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.

(iv) Impact on infrastructure

- 7.10 The application site lies adjacent to a sewage pumping station operated by Southern Water (SW). In their consultation response SW have drawn attention to the proximity of the proposed development to the pumping station and advised that no habitable rooms should be located closer than 15m to the pumping station boundary due to the potential for vibration, noise and potential odour. The proposed development will in practice lie directly adjacent to the boundary and thus much closer than the SW criteria; however it must be recognised that the existing dwelling already breaches the 15m guideline by lying within 3m of the boundary with the pumping station.
- 7.11 It can therefore be concluded that the occupiers of the dwelling will be aware of any implications of living close to the pumping station, and they have submitted this application to extend the existing dwelling house in full knowledge of the living

environment that will ensue. This being the case, it is not considered that the proximity of the pumping station to the extension constitutes a reason for refusal of the application.

- 7.12 Southern Water in their response have also advised that the exact position of the foul syphon sewer must be determined on site by the applicant before the layout of the proposed development is finalised. Furthermore, 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. In order to protect drainage apparatus, SW requests that if consent is granted, a condition is attached to the planning permission to seek protection of the public sewer prior to the commencement of development. A condition to this effect could be attached to the decision.

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. The impact on infrastructure has been considered and can be protected by condition.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00550 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 No development shall take place until details of measures to be undertaken to protect the public foul syphon sewer crossing the application site have been submitted to and agreed in writing by the Local Planning Authority in consultation with Southern Water. The agreed measures shall be undertaken throughout the course of development.
Reason: To safeguard the amenities of the locality and in order to protect 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 2012.
- 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 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of

those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Drg no. 17048-1010	Location and block plan
Drg no. 17048-2010	Existing floor and roof plans
Drg no. 17048-3010	Existing elevations plan
Drg no. 17048-4010	Proposed floor and roof plans
Drg no. 17048-5010	Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.