

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014

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

## **5 Statutory and Non Statutory Consultations**

### **Southern Water**

Please find attached a plan of the sewer records showing the approximate position of foul sewers within the site. The exact position of the foul sewers 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 3 metres either side of the centreline of the foul sewers.
- 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.

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](http://www.southernwater.co.uk)".

Please note: Decommissioned foul sewer within the site.

Southern Water requires a formal application for a connection to the public 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](http://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.

## **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: 50

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

| <b>Comment</b>                                                                 | <b>Officer Comment</b>                                  |
|--------------------------------------------------------------------------------|---------------------------------------------------------|
| Loss of light and view from windows at 13 Milbeck Close. Also loss of privacy. | See Section 7 - Planning Considerations                 |
| Devaluation of property                                                        | Not a planning consideration                            |
| Loss of outlook to adjacent building at No. 80-86.                             | See Section 7 - Planning Considerations                 |
| Disruption caused during the construction phase                                | Not a planning consideration                            |
| Would the fire brigade have access to the escape window on second floor.       | This would be established at Building Regulations stage |

## **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 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 would increase the height of the existing roof by 2m. It would also alter the design to be a fully hipped roof instead of side facing gable ends. It would feature an arched window in the front elevation and a Juliette balcony at the rear. There would be 5no. roof light windows on the north elevation and 4no. rooflight windows on the south facing elevation. The materials would match with the existing building.
- 7.4 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

- 7.4 Concerns have been raised from neighbours both at the side and rear (to the north) over the proposal. The proposed window at first floor level in the rear elevation would be over 20m in distance from the rear elevation of No. 13 Milbeck Close. At this distance it is not considered that an adverse level of overlooking would occur, nor would there be a loss of outlook or light.
- 7.6 With regards to the adjacent neighbour at No. 80-86, this building does have a number of side facing windows which face on the front driveway and side of the dwelling. The application building is located 1m from the shared boundary and No. 80-86 is located 5m from the shared boundary, so a 6m separation distance in total. The proposal to raise the roof would be visible from the side facing windows however, the roof would be fully hipped and sloping away from No. 80-86. The original proposal was to increase the roof by 2.5m which was considered to be overly dominant. Subsequently the height has been reduced by 0.5m to 7m and as such, the proposal is considered to have less of an impact from the side facing windows within No. 80-86, allowing a degree of outlook and light availability. A condition would be attached to a permission to ensure that the roof light windows should remain obscurely glazed and fixed shut to avoid any overlooking.
- 7.7 With regards to No. 76, this property has recently had a two-storey side extension right up to the shared boundary with no windows on the side elevation. To the rear of the dwelling is a large outbuilding. Although No. 78 extends further back than No. 76, the increased roof would slope away from the shared boundary and now with the lower height roof, is unlikely to form an overbearing or adverse impact.
- 7.5 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).

## **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/17/00509 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:  
  
Proposed floor plans and elevations - DN: 20/7/17 Rev A  
Location plan and block plan  
  
**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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the roof light windows in the in the north and south facing roof elevations shall be fitted with non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.  
**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.