
Site Address:	33 Pook Lane, Havant, PO9 2TH		
Proposal:	Two storey front extension.		
Application No:	APP/17/00545	Expiry Date:	25/07/2017
Applicant:	Mr B P McDermott		
Agent:	Mr I Reed	Case Officer:	Bee Crawford
	Architectural Planning Ltd		
Ward:	St Faiths		
Site Visit Date:	26/06/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property and detached garage to the south of the property. It is situated on the corner of Pook Lane and Bedford Close and has a brown tiled pitched roof and elevations of red multibrick and coloured cladding. The site is level with open vehicular access leading to the garage with areas of grass to the front garden which is enclosed by a dwarf wall. The rear garden is mainly laid to lawn with a patio area and is enclosed by 1.8 metres high fencing to all boundaries. It is noted there is an electricity sub station to the south of the property with the driveway and garage beyond.
- 1.2 A pair of modern semi-detached chalet style dwellings are to the north, a pair of modern two storey semi-detached properties are to the south, two storey detached properties are opposite and the rear garden of a property in Bedford Close is to the east. The area is of medium density with two storey detached and semi-detached properties of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a first floor and two storey 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)

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

Arboriculturalist

No objection. There are no tree constraints. There is a tree located on a highway verge at the front of the property which may require some facilitation pruning but this can be done under the common law right to prune back overhanging branches.

Southern Electric

No response received.

Southern Water

Southern Water requires a formal application for any new 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”.

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.

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”.

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.

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: 5

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 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 first floor and two storey front extension would be visible from the public realm, although the property is situated in a varied street scene. The scheme is for a first floor addition over the existing front projection, together with a two storey addition with a depth of approximately 1.4 metres providing a fourth bedroom at first floor and canopied porch at ground floor.

7.4 The original scheme was for the roof of the extension to have a gable end and be of the same height as the existing ridge. However, the property sits forward of dwellings to the north and south and due to the proximity of the extension to the front boundary of the site, it was considered this design would result in the property being overly dominant and consequently have an adverse effect on the street scene. Amended plans were subsequently submitted on 11 July reducing the height of the roof and hipping it away from the highway. The extension would be a minimum of 1 metre and a maximum of 3.8 metres from the front boundary and whilst it would result in a noticeable addition, the revised scheme is considered to be appropriate in relation to the existing design and street scene.

7.5 The number of bedrooms will increase from three to four, hence there would be a

requirement for three on site parking spaces. However, it is considered there is existing sufficient parking on the site, therefore a condition would not be necessary in this instance.

- 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 property is situated on a corner plot with the dwelling to the north a minimum of 10 metres away beyond Bedford Close and the neighbouring property to the south is 14 metres from the side elevation of the development. The extension does not project beyond the existing side elevations of the dwelling and there is one small window serving the first floor bathroom on the southern elevation. Whilst the glass in this window is likely to be obscure glazed, it is considered to be a sufficient distance away from 35 Pook Lane and any potential overlooking would be to the front garden of this neighbouring property which is clearly visible from the highway.
- 7.8 It is considered any effect on the property to the east would be nominal and the properties opposite the site are in excess of 15 metres away. Accordingly, it is deemed the scale of the development would be suitable and is unlikely to result in a harmful effect to the properties in the surrounding area.
- 7.9 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to 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.

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/17/00545 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

Block plan

Existing floor plans

Proposed floor plans

Existing and proposed elevations plan Rev A

Existing and proposed section plans

Reason: - To ensure provision of a satisfactory development.