
Site Address:	26 Royal Way, Waterlooville, PO7 8JG		
Proposal:	Single storey rear extension.		
Application No:	APP/17/00131	Expiry Date:	10/04/2017
Applicant:	Mr & Mrs Vaughan		
Agent:	Mr G Gard	Case Officer:	Harriet Pitney
	ACE Designs		
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey, link-detached property located on the northern side of Royal Way in the residential area of Waterlooville. The property occupies a corner plot and is fairly modern, comprising elevations of red brick construction with a concrete tiled pitched roof and UPVC fenestration.

The property benefits from open vehicular access to the front driveway which provides adequate offroad parking provision and provides access to the single storey attached garage. The rear garden is primarily laid to lawn and is enclosed by a high brick boundary wall to No. 28 Royal Way (which has a conservatory to the south-west elevation) and a timber close boarded fence (approximately 2 metres in height) to the side boundary shared with No.24 Royal Way. There is a footpath to the rear of the property which leads through to Hampton Close with a brick wall of approximately 2 metres in height (with some decorative brickwork). The application site currently benefits from a single storey addition to the side elevation.

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

2 Planning History

04/69190/000 - Single storey side extension., PERM,30/03/2004

3 Proposal

This application is for a single storey extension to the rear of 26 Royal Way.

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

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

5 Statutory and Non Statutory Consultations

Southern Water

It appears that the developer is intending to build over/close to a public surface water 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/close to a sewer are contained in Southern Water guidance notes which are available at: www.southernwater.co.uk.

A formal application to build close to the sewer will required to be submitted by the applicant. Please find attached a plan of the sewer records showing the approximate position of public foul and surface water sewers within the site. The exact position of the public 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 public sewers and all existing infrastructure should be protected during the course of construction works. No new soakaways should be located within 5 metres of public sewers.

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 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 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) Parking

(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 development management criteria.

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

7.3 The proposed extension would not be visible from the streetscene of Royal Way and on this basis it is not considered that the proposal would result in any detrimental impact on the character and appearance of the area. Whilst it is acknowledged that a public footpath exists to the rear of the property, it is considered that the high boundary treatment which exists adequately screens the development from the public realm and would not result in any adverse impact on the surrounding locality.

7.4 Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context with the main dwellinghouse and is considered to respect the existing built form. On this basis, the proposed development is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.5 It is not considered that the proposed extension would result in any harmful impact on the adjacent neighbouring properties by virtue of its location within the curtilage of the property. The proposed extension would be sited approximately 2 metres from the shared boundary with No. 26 Royal Way which also benefits from a single storey attached garage and approximately 2 metres from the side boundary which abuts No. 28 Royal Way, with 2 metre wide (approximate) footpath which runs alongside the north and north east boundary. On this basis, it is not considered that the proposed extension

would result in any loss of light, privacy, outlook or appear overbearing to any of the adjacent neighbouring properties.

- 7.6 It is important to note that the proposal could not be considered under the Permitted Development criteria in this instance by virtue of the depth of the extension which exceeds the permitted development tolerance by approximately 0.3 metres.
- 7.7 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to any overlooking and would therefore have a limited and acceptable impact on the properties immediately adjacent to the application site and the properties to the rear. 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 have been received in relation to this scheme.

(iv) Parking

- 7.8 A parking provision statement has been submitted as part of this application and has confirmed that the parking provision on site will not be affected by the proposed development. The existing garage and front driveway currently support three vehicles and therefore would appear to be in accordance with Havant Borough Councils Parking SPD.

8 Conclusion

- 8.1 The proposed development is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00131 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 and block plan (160901/01)- received 3rd February 2017
Existing ground floor and first floor plan (160901/02)- received 3rd February 2017
Existing elevations (160901/03)- received 3rd February 2017
Proposed ground floor and first floor plan (160901/04)- received 3rd February 2017
Proposed elevations (160901/05)- received 3rd February 2017

Parking provision statement- received 13th February 2017

Design and access statement- received 3rd February 2017

Reason: - To ensure provision of a satisfactory development.