

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

Southern Water

- No works parallel to the 225mm foul sewer within 500mm (in plan).
- No development or new tree planting should be located within 3 metres either side of the centreline of the public foul sewer (300mm).
- All existing infrastructure should be protected during the course of construction works.
- No new soakaways should be located within 5 metres of a public foul sewers.

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.

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.

NB: Informative recommended.

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 front infill extension would be visible from the public realm and is of a similar design to other properties within the immediate area, therefore it is considered there would be minimal impact on the existing streetscene. New cladding to the front of the property was originally proposed, although following the Officer's site visit it was advised a tile hanging finish would be more appropriate to the existing streetscene and amended plans were subsequently submitted. It is deemed the new tile hanging and render would upgrade the external appearance of the property.

7.4 The single storey rear extension is to replace the existing conservatory with a more substantial structure and would extend approximately 4.3 metres in depth with a total height of 2.9 metres (including the roof lantern) and would be partially visible from the public realm.

7.5 The proposal, together with the existing additions would result in a generous increase to the footprint of the property, although it is considered there would be sufficient remaining amenity space to the rear. The intention is to implement the scheme concurrently with the proposal at 75 Linkenholt Way.

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 single storey rear element of the development would be partially screened by the southern boundary wall which is adjacent to Plaitford Grove and the northern elevation will adjoin the proposed neighbouring extension at 75 Linkenholt Way. Although there is glazing in the rear elevation of the extension, it will be well screened to the west by the existing garage, with the eastern side elevation of the property beyond, 2.3 metres from the shared boundary.
- 7.8 The single storey front infill extension would be built adjacent to the northern boundary, although it is of a modest depth with one window in the northern elevation and the design is in keeping with similar schemes in the 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/17/00416 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 With the exception of the tile hanging and render, the external materials used shall match, in type, colour and texture, to 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:
Drg no. 17029-101O - Location and block plan
Drg no. 17029-201O - Existing floor plan
Drg no. 17029-301O - Existing elevations plan
Drg no. 17029-401C - Proposed floor plan
Drg no. 17029-501C - Proposed elevations plan
Reason: - To ensure provision of a satisfactory development.

- 4 This development hereby permitted shall only be implemented contemporaneously and in conjunction with planning permission reference APP/17/00415 and shall not be carried out separately to that development.

Reason: To ensure a satisfactory development in the interests of the character and appearance of the area and to avoid an unneighbourly relationship between the two properties, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.