
Site Address: 106 London Road, Widley, Waterlooville, PO7 5AB
Proposal: Single storey front extension; part single part two storey side & rear extensions (amendment to 16/00050 change from pitched roof on single storey rear extension to flat roof with lanterns) Revised application.
Application No: APP/17/01060 Expiry Date: 23/11/2017
Applicant: Mr & Mrs Hawkes
Agent: Mr Sanders Case Officer: Bee Crawford
 Sanders Design Services Ltd
Ward: Purbrook
Site Visit Date: 16/10/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1 The application site is a two storey detached property and integral garage, situated on the main thoroughfare of London Road. It has a red tiled pitched, hipped and barn hipped roof and elevations of red multibrick, white painted render and tile hanging. The site is level, slightly higher than the road with open vehicular access and a tarmac parking area to the front with a 1 metre high wall to the western (front) boundary, a dwarf wall and shrubs to the southern boundary and a hedge to the northern boundary. The rear garden is approximately 35 metres in depth and is mainly laid to lawn with a patio area, shrubs, a summerhouse and shed. It is enclosed by a 2 metre high fence to the eastern boundary, a 1.6 metre high fence and shrubs to the southern boundary and a 3 metre high hedge and mature shrubs to the northern boundary.
- 1.2 A two storey detached property is to the south, the rear garden of a property in Deverell Place is to the east (rear) and allotments are to the north and opposite the site. The area is of low to medium density with two storey detached properties of a similar, age style and design on this stretch of London Road and a modern physiotherapy centre.

2 Planning History

APP/16/00050 - Single storey front extension; part single part two storey side & rear extensions., PERM,04/03/2016

3 Proposal

- 3.1 The proposal is for the construction of a single storey front extension; part single part two storey side & rear extensions (amendment to APP/16/00050 change from pitched roof on single storey rear extension to flat roof with lanterns) revised application. The proposal is similar to that permitted under APP/16/00050, with only a change to roof of the proposed single storey rear 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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

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

Developer Services, Southern Water

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 sewer and all existing infrastructure should be protected during the course of construction works.
- No new soakaways should be located within 5 metres of a public sewer.

Furthermore, due to changes in legislation that came into force on 1 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 at www.southernwater.co.uk.

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 advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development."

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 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 and condition 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.

Officer comment:

Whilst the comments above recommend a pre-commencement condition, this was not a requirement of the previous application APP/16/00050. The only change to the current application is the roof of the new single storey rear extension and it is therefore considered unreasonable to include the condition on this application.

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: 2

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 control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposed extension is similar to that granted under APP/16/00050 and would be

visible from the public realm, the property being around 11 metres away from the highway and located at the end of a row of properties. With respect to the proposal, 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 streetscene being adversely affected. Rear extensions should maintain a minimum distance of 8 metres from the extension to the rear boundary and 20 metres from the extension to the neighbouring property to the rear.

- 7.4 However in this instance, the side element of the proposal is to replace the existing garage and side dormer, updating and regularising the facade of the property and continuing the existing ridge height. Whilst the volume of the roof will be enlarged, the actual increase in the width to the side of the property is approximately 0.5 metres. Therefore the side extension is judged to be subservient to the main dwelling by virtue of the proposed width which is nominal.
- 7.5 The depth of the rear element of the proposal extends around 1 metre more than the existing conservatory which is to be demolished, with the first floor part having an approximate maximum depth of 2.8 metres from the existing rear elevation. The current application seeks to alter the roof of the single storey rear extension from a mono-pitch to a flat roof with two roof lanterns. There would be an increase in the height of the eaves from 2.4 metres to 2.9 metres. The overall height of the proposed roof including the two lanterns would be approximately 4.1 metres. The height of the previously approved rear extension was a minimum of 3.6 metres to the south, rising to 4.8 metres to the north.
- 7.6 The proposal would result in a generous increase to the overall volume of the property, however following the demolition of part of the existing northern side of the property and the removal of the existing conservatory, the increase in the footprint is reasonable and the design would modernise the appearance of the property. The property is situated at the end of a row of properties with allotments to the north and west, it is therefore considered the extension would not appear cramped or result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. 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 current application differs only slightly than that permitted under APP/16/00050 and as previously stated, the northern elevation of the proposal would be about 1.2 metres from the boundary and although there are windows in this elevation, they are to replace the existing (together with an additional ground floor window) and the site is adjacent to allotments. It is therefore deemed there would not be any detrimental level of overlooking. There are no side windows in the single storey front element, which projects 1.3 metres beyond the existing front elevation.
- 7.8 The rear extension does not project beyond the southern side elevation of the property which is approximately 0.8 metres from the boundary and follows the line of the roof, maintaining the existing gap between the properties. There are no windows in this elevation and the neighbouring property is 1.4 metres away from the boundary. The depth of the first floor element of the rear extension is judged to be reasonable and the roof pitches away from the boundary diminishing the perception of the extension being overbearing. Consequently, it is considered the impact on the neighbouring property at number 104 London Road would not be harmful.

- 7.9 Whilst there is a an increase to the eaves height to the new flat roof, it is considered that the overall mass of the roof of this element of the scheme will be reduced and any resulting impact would be negligible.
- 7.10 Part of the property to the north and the rear conservatory are to be removed as part of the scheme and consequently the further addition to the footprint is considered to be acceptable.
- 7.11 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/17/01060 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 be as stated under Section 9/11 (Materials) of the application form.
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. hawk sht 1 Rev x	Existing floor and elevations plan
Drg No. hawk sht 2 Rev x	Proposed floor and elevations plan
Drg No. hawk sht 3 Rev x	Site plan and proposed block plan

Reason: - To ensure provision of a satisfactory development.