

Recommendation: **GRANT PERMISSION**

Developer Services, Southern Water

No development or new tree planting should be located within 5 metres either side of the centreline of the public foul 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 foul sewer.

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 applicant has not stated details of means of disposal of foul and surface water drainage from the site.

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.

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. *Note: Environment Agency consultation is not required for this type of development.*

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: 1

Comment	Officer Comment
The ground floor plans of the proposed modification at 1A shows a new window facing our front windows which will remove our privacy that we have enjoyed to date.	This has been addressed in Section 7
Our second concern is the potential for an extra car being parked over and above the 3 spaces allocated in front of the single garage. As long we have assurances that will not be the case, we can accept the current plan for 3 cars.	This has been addressed in Section 7
We would like to put on record that we are prepared to accept the loss of great ambience that we currently enjoy as we understand their need for extra space.	

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 original application received showed the proposed garage wall would be located 1m from the western boundary, and included the erection of 1.2m fencing to this boundary, with a small area of shrubbery to be retained. It was considered that the position of the garage wall and the erection of the fence would have a negative impact on the visual amenity and open nature of the local vicinity. Amended plans were subsequently received, showing the extension to be set a further 1.35m west, creating a gap of approximately 2.35m between the garage and the public highway, and will retain the soft landscaped strip. The plan also showed the addition of two windows to the western elevation of the garage, which will lessen the impact of the brick wall. The amended plans also show the southern elevation of the garage, which was originally to be 900mm from the southern boundary, will now be approximately 1.6m from the boundary line.

7.4 The materials to be used will predominantly match those of the existing dwelling, but will include a brick of a lighter colour to the projecting gable. This colour is to be similar to the brick work of No. 1B Hartwood Gardens.

7.5 The roof of the proposal will be constructed of tiles similar to the host dwelling, with a

pitch similar to that of the bungalow located at No. 1C Hartwood Gardens.

- 7.6 The design and appearance of the proposal is now 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 Comments have been received from the occupiers of No. 1D Hartwood Gardens, raising concerns that the proposal includes a window which will remove the privacy that they currently enjoy.
- 7.8 The proposed extension is to be set a minimum of 11.5m south of 1D Hartwood Gardens. The plans also show that the proposed window will be located as such that it will directly face the separation gap between No's 1C and 1D. It is therefore not considered that the addition of the window will have a detrimental impact on the occupiers of the properties to the north of the site.
- 7.9 The proposal is single storey and is to be located to the east of the host dwelling and therefore will have no impact on the property to the west.
- 7.10 The highway separates the application site from the nearest property to the east (62a Hart Plain Avenue), and it is considered that the proposal will have no impact on the amenities of the occupiers of this property.
- 7.11 The property to the south (1 Hartwood Gardens) is sited close to the existing boundary line. The proposed extension is to have a maximum roof height of 3.45m, and although this is less than the existing garage, the extension will extend from the host dwelling in an easterly direction. No. 1 Hartwood Gardens does have a kitchen door, an obscure glazed cloakroom window, and two secondary windows to the kitchen and the lounge. The application does not include the addition of any fenestration to the southern elevation, alleviating any concerns of privacy. As the windows are either secondary or obscure glazed, it is not considered that the proposal will have a significant impact on the light to No. 1 Hartwood Gardens.
- 7.12 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).

(iv) Effect on parking

- 7.13 Comments have been received from a neighbouring occupier raising concerns that the proposal could result in the requirement for additional parking over and above the three spaces shown on the plans. The Havant Borough Council Parking Supplementary Planning Document (July 2016) requires a dwelling house of 4 bedrooms or more to provide 3 parking spaces within the curtilage of a property. This application has shown that 3 parking spaces will be provided in addition to the garage, and therefore it is not considered that the proposal will have a negative impact on the locality in terms of vehicle parking.

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/17/00798 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:

Design and access statement - received 24.07.17

Existing ground floor plan - P005

Existing first floor plan & Location plan - P006

Existing elevations - P007

Existing elevations - P008

Amended proposed ground floor plan - P105 (Rev D)

Amended proposed first floor plan & Proposed block plan - P106 (Rev D)

Proposed elevations indicative image - P107 (Rev C)

Proposed elevations - P108 (Rev B)

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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.