
Site Address: 5 Woodlands Way, Havant, PO9 2EA
Proposal: Two story side and single story rear extensions.
Application No: APP/17/00969 Expiry Date: 31/10/2017
Applicant: Mr & Mrs Fountain
Agent: Case Officer: Karen Wooden
Ward: Battins

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 5 Woodland Way is a two storey semi-detached property located on the south western side of the cul-de-sac. The property is of red brick construction with a concrete tile roof and white UPVC fenestration. To the front of the house is off road parking for three cars. The rear garden is in excess of 30m in length.
- 1.2 The surrounding properties are a mix of semi detached and terrace houses, some of which have single storey extensions to the rear. One property on the north eastern side of the road has a two storey extension to the side.

2 Planning History

- 2.1 No relevant planning history

3 Proposal

Two story side and single story rear extensions.

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)

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.

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.

Southern Water requires a formal application for a 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: This is not deemed necessary 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: 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 two storey side extension is to be constructed of materials similar to those used on the construction of the host dwelling, with the inclusion of double timber doors, which give the appearance of a garage however the internal space is to be used as additional living accommodation. The design is also similar to that of the two storey extension constructed on a property on the north eastern side of the road. It is therefore considered that the two storey element of this proposal would not have a significant impact on the existing property or the character of the area.

7.5 The single storey rear extension will not be visible from the streetscene. This extension is to be rendered and it is recommended that a condition is attached to the decision notice to show that the render is to be cream in colour.

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 two storey element of the extension is to be sited on the eastern side of the existing dwelling and therefore will have no impact on the property to the west (No. 6 Woodlands Way). The rear extension is to be built to the boundary line with No. 6. The current boundary treatment between the two properties is a high hedge which will mitigate any impact on the neighbouring properties in terms of loss of light or overbearing. No windows are proposed in the western elevation and therefore will not impact the neighbours privacy. If the hedge were to be removed as a result of the development there would be a greater impact, however, the extension is single storey and is only modestly above permitted development tolerances. On balance it is considered that this relationship is acceptable and it is noted that no objections to the proposal have been received.

7.8 The rear garden is in excess of 30m in length and therefore the proposals will have no significant impact on the properties to the rear.

7.9 The property to the east (4 Woodlands Way) is set further forward than the principle elevation of the application site. No. 4 Woodlands Way benefits from a single storey side extension, which is set 3.5m back from the curtilage. No windows are proposed for the eastern elevation of the two storey side extension. It is therefore considered that the separation gap retained will be sufficient to avoid any significant impact on this neighbouring property.

- 7.10 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.

(iv) Impact on parking

- 7.11 The proposed extension will result in the property benefiting from four bedrooms, however the 'site location & existing block plan submitted as part of this application shows the provision for curtilage parking for three cars and therefore it is not considered that the additional bedroom would have any negative impact on parking within Woodlands Way.

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/17/00969

(A) 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:

Existing plans & elevations - 2017/01 - 100

Existing sections - 2017/01 - 101

Proposed plans and elevations - 2017/01 - 200

Proposed sections - 2017/01 - 201

Proposed Block Plan 2017/01 BLOCK

Site Location & Existing Block Plan 2017/01 SLP

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details. The render to the single storey rear extension is to be cream in colour 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.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the two storey side extension being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.