
Site Address: 20 Keyhaven Drive, Havant, PO9 4BX
Proposal: Proposed alterations to front elevation with canopy roof and rendering.
Application No: APP/17/00683 Expiry Date: 24/08/2017
Applicant: Mr M Brincome
Agent: Mr Young Case Officer: Karen Wooden
Ward: Barncroft
Site Visit Date: 08/08/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property, with elevations of multi-brick and a hung tiled roof. The area is of medium density with two storey semi detached and terrace houses of a similar age, style and design. Some alterations have been made to the front elevation of various properties within close proximity to the application site.
- 1.2 The front of the property has no boundary treatments, and is block paved providing parking for three cars.

2 Planning History

- 2.1 No relevant planning history

3 Proposal

Proposed alterations to front elevation with canopy roof and rendering to the lower section of the front elevation.

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

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer within the site. The exact position of the public sewers must be determined on site by the applicant.

Please note:

1. No construction works parallel to the sewer within 500mm (in plan).
2. No new soakaways should be located within 5 metres of a public sewer.
3. All other existing infrastructure should be protected during the course of construction works.

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.

It is the responsibility of the developer to make suitable provision for the disposal of surface water associated with the increase in impermeable surface area. 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, (surface water) 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. The applicant is advised to consult with the Environment Agency to ensure the protection of the water supply source.

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".

Officer Comment:

Please Note that due the nature of the application it is not considered that the proposed works would have any impact on the public sewer.

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: 3

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 canopy roof and render will be visible from the public realm, however other properties in the surrounding vicinity have the benefit of similar alterations. The proposal is considered to update and enhance the facade of the existing property.

7.4 Paragraph 60 of the National Planning Policy Framework states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however proper to seek to promote or reinforce local distinctiveness.

7.5 The materials to be used on the roof of the proposed canopy are to be concrete tiles to match the roof of the host dwelling. The ground floor window is to be replaced with a smaller UPVC window, which will be similar in size to the first floor window. The lower section of the front elevation is to be rendered in 'K Rend', the colour of which is yet to be decided and therefore a condition has been attached to the decision notice ensuring a sample/details are to be submitted and approved by the Local Planning Authority prior to the works commencing.

7.6 The design and appearance of the proposal is deemed appropriate in context to the main building, subject to the render detail being agreed, 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 Due to the nature of the proposed development, it is not considered that it will have a detrimental impact on neighbouring properties.

7.8 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/17/00683 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:
Location plan - received 26.06.17
Block plan - received 26.06.17
Existing front elevation - received 29.06.17
Existing and proposed floor plans and elevations Drawing No. 205/17 - received 26.06.17
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.
- 4 Notwithstanding any description of materials in the application and condition No.3 no above ground construction works shall take place until samples and / or a full specification of the render to be used externally on the building has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour, texture and finish of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.