
Site Address: 36 The Thicket, Widley, Waterlooville, PO7 5JL
Proposal: Retrospective application for single storey extension to garden store.
Erect single storey garden room, swimming pool terrace, and screen wall.
Application No: APP/17/00056 Expiry Date: 10/03/2017
Applicant: Mr & Mrs Richardson
Agent: Mr M Critchley Case Officer: Harriet Pitney
Ward: Purbrook
Site Visit Date:

Recommendation:

1 Site Description

The Thicket is a residential road in Waterlooville containing a mixture of regularly spaced detached and semi-detached dwellings. No. 36 The Thicket is a two storey, detached property which is set back from the front of the plot by approximately 8 metres with a hardstanding providing parking for three cars. The property has been extended and incorporates a large rear conservatory which has been permitted retrospectively.

The land within the site is uneven, with a general decrease in the gradient from the east down to the west. The rear garden is laid to lawn with a patio area to the immediate rear. To the front of the dwelling the site is flat and is laid to single with mature hedge boundaries.

There are residential properties to the north, east, south and west of the site.

2 Planning History

06/71159/000 - Retention of outbuilding for storage (height 4.3m)., PERM,28/06/2006

APP/11/01095 - New attached garage to side of house and block paving to drive.,
PERM,21/10/2011

APP/11/01096 - Rear conservatory. (Retrospective application.), PERM,23/08/2011

3 Proposal

This application has been submitted retrospectively following an investigation by the Councils Enforcement Team. The application incorporates a single storey extension to the existing garden store, the erection of a single storey garden room, a swimming pool terrace and a brick boundary screen wall.

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

Southern Water

Southern Water requires a formal application for any new connections to the public foul and surface water sewer to be made by the applicant or developer. Please note that french drains communicating with public sewers will not be acceptable.

We request that should this application receive planning approval, the following informative is attached to the consent:

“A formal application for any new connections 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 application contains a proposal for a swimming pool for private use. If the pool produces filter backwash water this would need to be discharged to the public foul sewer. The rate and times of discharge of this water to the sewer, and discharge of the contents of the pool (if these need to be drained to the sewer), would have to be agreed with Southern Water.

The applicant is advised to discuss the matter further with Southern Water's Trade Effluent Inspectors. Please see for further information;

<https://www.southernwater.co.uk/BusinessCustomers/wasteServices/tradeEffluent/>

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 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 public water supply source.

Civil Engineering Team

I have no substantive objection to the scheme, however, rainwater drainage from the buildings must be disposed of within the applicants land and any land drainage must be connected to a suitable surface water outlet.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
Surface water/drainage concerns- this is as a result of the installation of a French drain leading from the top of the garden where the swimming pool is sited down the garden and joins up with the main sewage drainage system at the side of the property. The level of drain off is considerable.	See section 7 of the Officer Report
The application is for a single story building yet the building has windows in the roof indicating that there are probably two stories. One of the windows overlooks adjacent properties and affects their privacy.	See section 7 of the Officer Report
The single story building looks like it has two floors as there is a window at a high level which overlooks my property. I object on grounds of losing my privacy and the building is high.	See section 7 of the Officer Report

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
- (iv) Drainage

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to the usual development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed development would not be visible from the streetscene of The Thicket and on this basis it is not considered that the proposal would have any impact which would be harmful to the character and appearance of the area.

7.4 Notwithstanding the above, the application site benefits from a relatively large plot with a rear garden which is approximately 37 metres in length. On this basis, the design and appearance of the proposal is deemed to be appropriate in context with the main dwelling and its position within the overall curtilage. The proposal therefore appears to meet the requirements of Policy CS16 of the HBLP (Core Strategy) and it is not considered that the proposed development would detrimentally impact the visual amenity of the surrounding locality.

(iii) Effect on neighbouring properties

7.5 The proposed development subject of this application is located immediately adjacent to the rear boundary of the application site. On this basis, the erection of the additional outbuilding, the extension to the existing structure on site and the raised terraced area incorporating the swimming pool is sited in excess of 60 metres from the properties to the rear (Privett Road) and in excess of 20 metres from both of the adjacent neighbouring properties on either side of the application site. On this basis, considering the separation distance between the proposed development and the surrounding residential properties, it is not considered that the proposal would result in any loss of light, privacy, outlook or appear overbearing to any of the adjacent properties. Furthermore, it is considered that the planting and vegetation surrounding the site is of sufficient density to provide screening to the outbuildings in particular and prevent the structures from being significantly visible from the properties to the rear.

7.6 On the basis of the above, it is considered that the proposal is unlikely to appear overbearing, result in any overlooking and would have a limited and acceptable impact on the properties immediately adjacent to the application site and the properties to the rear. The proposal therefore appears to meet the principles and objectives of Policy CS16 of the HBLP (Core Strategy).

(iv) Drainage

7.7 It is acknowledged that an objection has been received from the adjacent neighbour concerning surface water drainage as a result of the swimming pool and on this basis further information was requested from the agent and consultation was made with both

the Councils Civil Engineering Team and Southern Water in this regard. The Councils Civil Engineering Team have advised that they have no substantive objection to the scheme (the details of this consultation are provided in section 5 of this report). Southern Water were also consulted and the details of their response are detailed above. In response to these comments, the agent has acknowledged that an unauthorised connection to a Southern Water sewer appears to have been made, however, this is not in itself a planning matter. On this basis, the relevant informative's will be attached to the planning decision notice as the responsibility lies with the applicant to pursue such matters directly with Southern Water. It is further acknowledged that the drain in question does not form part of this application and is not required to service this development.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is unlikely to result in any impact which would be detrimental to the surrounding and adjacent neighbours. The proposed development is therefore considered to be appropriate and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to for application APP/17/00056 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location & block plan (17001-1010)- received 12th January 2017
Existing site plan (17001-1020)- received 12th January 2017
Amended proposed site plan (17001-103A)- received 10th February 2017
Existing plans (17001-2010)- received 12th January 2017
Proposed plan (17001-4010)- received 12th January 2017
Existing elevations (17001-3010)- received 12th January 2017
Proposed elevations (17001-5010)- received 12th January 2017
4 photographs submitted showing the outbuildings and screen wall subject of this application- received 12th January 2017
Planning statement- re: Drainage (Ref: MHC/mw/17001) and associated photographs submitted- received 10th February 2017
Letter received from Martin Critchley- dated and received 6th March 2017

Reason: - To ensure provision of a satisfactory development.