



Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Highways Engineer, Development Engineer**

The Highway Authority has no adverse comment to this application

### **Southern Water**

The attached plan shows that the proposed extension lies close/over an existing public surface water sewer. An investigation of the sewer is required to ascertain its condition, the number of properties served, and potential means of access, before any decision can be made as to whether it would be acceptable for the proposed development to be constructed over or close to the sewer. Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker – in this case Southern Water. 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](http://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.”

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](http://www.southernwater.co.uk).

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](http://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.

## **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

| <b>Comment</b>                                                                         | <b>Officer Comment</b>          |
|----------------------------------------------------------------------------------------|---------------------------------|
| As immediate neighbours we have no objections whatsoever to this planning application. | See section 7 of 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

(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 development management criteria.

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

7.3 Whilst the proposed extension would be partially visible from the public realm, the development is considered to be of an appropriate scale and design which respects the existing built form of the original dwelling and is unlikely to result in any significant impact visually on the character and appearance of St Thomas Avenue.

7.4 The proposed extension would be primarily screened by a brick boundary wall with timber infill panels (approximately 1.8 metres in height) to the southern boundary and also two mature street trees located on the area of amenity land immediately adjacent to the public footpath. As such the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and would not be considered to result in any adverse impact on the visual amenity of the surrounding locality.

(iii) Effect on neighbouring properties

7.5 No objection letters have been received in relation to this application and 1 letter of support has been received from the immediate neighbour confirming that they have no objection to the proposed development. The existing boundary treatment as discussed above comprises a brick boundary wall with timber infill panels at a height of

approximately 1.8 metres enclosing the application site and provides screening from the public realm. It is therefore considered that the development would not cause unacceptable harm to the amenity of any adjacent neighbouring properties through the loss of privacy, outlook or overlooking and therefore accords with Policy CS16 of the HBLP (Core Strategy)

## 8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and would have a limited and acceptable impact on both the immediate and adjacent neighbours. The proposed development is therefore recommended for approval.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00210 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 match, in type, colour and texture, those of the existing building so far as practicable.  
**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 Prior to the commencement of development, details of the measures to be undertaken in order to protect the public sewers must be submitted to the Local Planning Authority for approval. The development should be built in accordance with the approved details and retained thereafter at all times.  
**Reason:** In order to protect the public sewer in accordance with Policy CS19 of the Havant Borough Council Core Strategy.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
Site location and block plan (16.217.100)- received 27th February 2017  
Existing floor plans and elevations (16.217.100)- received 27th February 2017  
Proposed floor plans and elevations (16.217.101)- received 27th February 2017  
Planning statement- received 27th February 2017  
  
**Reason:** - To ensure provision of a satisfactory development.