
Site Address:	66 Middle Park Way, Havant, PO9 4DB		
Proposal:	Single storey side and rear extension.		
Application No:	APP/17/00348	Expiry Date:	29/05/2017
Applicant:	Mr & Mrs Ketchen		
Agent:	Mr A Dunks	Case Officer:	Harriet Pitney
	Andrew R Dunks Ltd		
Ward:	Barncroft		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is an end of terrace, two storey, residential dwelling located to the eastern side of Middle Park Way comprising elevations of brick construction with a tiled pitched roof.

The site is relatively level and benefits from a front garden area which is primarily laid to lawn. Access to the rear garden can be obtained through the side passage which runs alongside the adjacent neighbouring property (No. 68 Middle Park Way). The rear garden is primarily laid to lawn and enclosed by a close boarded timber fence which is approximately 1.8 metres in height.

The area is residential in nature with a medium-high density of dwellings surrounding the application site all of a similar age style and design. Immediately adjacent to the site is Park Community School.

2 Planning History

None relevant

3 Proposal

This application is for the erection of a single storey side and rear extension.

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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering Services, Havant Council
No drainage observations

Environment Agency
No comments received

Southern Water

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”.

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.

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 around one of Southern Water's public water supply sources 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.

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

Summary: No representations received

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) Flooding

(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 Whilst the single storey side extension would be visible from the streetscene of Middle Park Way, it is not considered that this aspect of the proposal would impact negatively upon the character and appearance of the area. The design and appearance of the proposed development is considered to be appropriate in contact with the main dwellinghouse and respects the existing built form of the surrounding locality. Furthermore, the proposed extension would be set back from the adopted highway by approximately 5 metres.

7.4 It is important to note that the applicant could construct a single storey side extension utilising their Permitted Development tolerances of a similar scale and height to that proposed without requiring the benefit of formal planning permission. This application could not be considered under this criteria only by virtue of the "wrap around" design.

7.5 The single storey rear extension would not be visible from the public realm and therefore it is not considered that this would result in any negative impact on the character and appearance of the area.

7.6 On this basis, the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.7 As explained in section 7.4 of this report, it is important to note that the applicant could construct a single storey side and rear extension utilising their Permitted Development rights without the need for planning permission. The scale and design of the proposed single storey side and rear extension would have ordinarily met the tolerances available under Class A in terms of the proposed height and width of the extension, however it can not be considered under Permitted Development in this instance by virtue of the "wrap around" design.

- 7.8 The immediate neighbour to the north (No. 68 Middle Park Way) currently benefits from a single storey extension to the rear. The proposed extension at No.66 would therefore not extend beyond the adjacent neighbouring property. Furthermore, there are no windows within the side elevation of this neighbouring property and as such the proposed extension to the side and rear of the property would not result in any loss of light, privacy, outlook or appear overbearing to this property.
- 7.9 The proposed extension would similarly have a limited impact on the adjacent neighbour to the south (No, 64 Middle Park Way) as the development would only extend approximately 2.3 metres beyond the rear wall of the original dwellinghouse (which is allowed for under Permitted Development), with a maximum height of 3.2 metres (approximate).
- 7.10 On this basis, it is considered that the proposed development would be unlikely to result in any impact which could be considered detrimental to the neighbouring amenity of the surrounding and adjacent residential properties and therefore complies with Policy CS16 of the HBLP (Core Strategy).

(iv) Flooding

- 7.11 The application site is located within Flood Zone 3 and as a result a Flood Risk Assessment has been submitted as part of this application. The applicant has indicated as part of this assessment that the floor levels within the proposed development will be set no lower than the existing levels and as such it is not considered that the proposed extension would result in any increased flood risk to the application site. Furthermore, the Council's Civil Engineering Team have confirmed no drainage observations.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00348 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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan- received 3rd April 2017
Block plan- received 3rd April 2017
Proposed roof plan- received 3rd April 2017
Existing elevations- received 3rd April 2017

Existing ground floor plan- received 3rd April 2017

Proposed elevations- received 3rd April 2017

Proposed ground floor plan- received 3rd April 2017

Cross section- received 3rd April 2017

Reason: - To ensure provision of a satisfactory development.