
Site Address:	30 Park Lane, Bedhampton, Havant, PO9 3HH		
Proposal:	Single storey rear extension to replace existing extension, two storey side extension with front and rear dormers and new garage		
Application No:	APP/21/01276	Expiry Date:	03/02/2022
Applicant:	Mr G Morrison		
Agent:	Mr Paul Davey	Case Officer:	Joseph Toole
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

30 Park Lane, Bedhampton, Havant, is a two storey semi detached property located to the east side of Park Avenue on the corner with Hooks Lane to the north. The property comprises of brickwork and concrete roof tiles. Vehicular access is from Park Lane with parking to the front.

The property is located within a residential area with some surrounding properties differing in design and others matching.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

04/54902/002 - Rear conservatory., PERM,05/11/2004
APP/21/00596 - Double storey extension to the left hand side of the property., UNK,

3 Proposal

Single storey rear extension to replace existing extension, two storey side extension with front and rear dormers and new garage

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

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest

No Comment.

Councillor Gary Robinson

No Comment.

Councillor Mark Inkster

No Comment.

Developer Services, Southern Water

It appears that the developer is intending to build-over a public foul sewer which is crossing the site.

Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670
Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:
southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Southern Gas Networks - stage 1

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

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

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) Southern Water
- (v) Southern Gas

(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 development involves a single storey rear extension replacing the existing extension. It would be used as a kitchen and dining room extending approximately 3.8 metres out from the existing rear wall. Furthermore, there would be a two storey side extension which would be used as a family room on the ground floor and a bedroom on the first floor. It would have a width of approximately 4.5 metres, a depth of the existing property and have the same height as the existing ridge of the property. Next to the proposed side extension there would be a new garage which would have a width of approximately 2.6 metres, a depth of approximately 5.3 metres with a flat roof having a height of approximately 3.3 metres.

7.4 The proposed development would have brickwork and concrete roof tiles to match the existing property. This is considered to be in keeping with the context of the main dwellinghouse.

- 7.5 The proposed works would be visible from the street scene. The proposed two storey side extension and garage would be slightly offset from the front of the property and although large is not considered to appear overly dominant. It is worth noting that No.32A Park Lane has a two storey side extension of similar size. Furthermore, there is considered to be sufficient retained amenity space following the proposed works. Overall, the proposed works are considered to be inkeeping with the character of the area.
- 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 To the front there would be a ground floor window within the proposed side extension and a garage door within the garage. On the first floor there would be two windows within the front dormer serving the bedroom. These windows would face out onto the public highway and front gardens of the properties opposite thus not considered to cause any form of harmful overlooking.
- 7.8 On the north side facing Hooks Lane there would be no side windows within the proposed side extension. The proposed side extension is not considered to appear overbearing or result in the harmful loss of light to any surrounding properties as it is offset by the road. Within the proposed rear extension there would be bi-folding doors facing out on the rear garden. Due to the existing screening of 1.8 metre high fencing it is not considered to cause harmful overlooking.
- 7.9 On the south side facing the shared boundary with No.28 Park Lane the proposed extension would extend out less than the existing conservatory therefore not considered to have a negative impact on the neighbouring property.
- 7.10 To the rear there would be a door and window within the garage and bi-folding doors within the proposed rear extension on the ground floor. As these views would face out onto the rear garden and be screened by the existing boundary treatment it is not considered to cause harmful overlooking. At first floor level there would be two windows serving the bedroom. This would create similar views to that already established on site therefore deemed acceptable.
- 7.11 Consequently, it is considered that the proposal will not 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) Southern Water

- 7.12 Southern Water commented on the application requesting a prior commencement condition showing the measures of which will be undertaken to protect the public sewers. A condition to this effect has been added to the decision and agreed by the applicant's agent.

(v) Southern Gas

- 7.13 Southern Gas were consulted on this application and provided information relating to when works get carried out. Relevant information can be provided to the applicant by way of an informative.

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/21/01276

- 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
Block Plan
Proposed Elevations
Proposed Ground Floor Plan
Proposed First Floor Plan

Reason: To ensure provision of a satisfactory development.

- 3 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.

- 4 Prior to the commencement of the development hereby permitted the measures which will be undertaken to protect public sewers shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved measures.

Reason: In the interests of protecting public utility infrastructure and having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.