

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

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No comments received.

Councillor Clare Satchwell - Hayling West

No comments received.

Councillor I Scott Hayling West

No comments received.

Developer Services, 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. 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

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. 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

Hampshire Highways

First comment: The application form states that a new vehicular access will be proposed at the front of the property. The Highway Authority will require a diagram of the proposed access showing the length of the proposed new drop kerb along with visibility splays for this new access. For further information on visibility splays please see the Hampshire County Council Technical Guidance TG3 using the following link: [Microsoft Word - TG3 Technical Guidance Note - Stopping Sight Distances and Visibility Splays \(A1001001A17F05B10508J50123\)1.docx \(hants.gov.uk\)](#)

Second comment 21/10/21: As per our previous response dated 15 September 2021 the Highway Authority still require visibility splays for the proposed new access.

Third comment: 01/11/21: Visibility splays not needed for extension however, traffic engineers have stated no extension of the existing access would be allowed due to the proximity of tree roots and the drain.

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: 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
- (iv) Highways safety and parking

(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 extension is set to the rear of the dwelling and would not be visible from the public realm. Therefore, no visual impacts would result to the existing character of the streetscene.

7.4 The proposed single-storey rear extension would replace an existing half-brick, half-glazed rear conservatory. The single-storey extension would extend out to the same depth as the existing conservatory, and proposes a reduction in the existing width from 9.6m to 4.6m. Instead, an open lightweight canopy structure would be incorporated under a solid roof form which would run the remaining width of the dwelling.

7.5 The proposed single-storey extension would remain subservient to the main dwelling and would result in an overall reduction of the existing site coverage.

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 2011). 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 The existing conservatory incorporates a lean-to style roof with a roof height range of 2.4 to 2.9m. The replacement single-storey rear extension proposes a pitched roof resulting in an eaves height of 2.3m adjacent the eastern shared boundary, and rising to a maximum ridge height of 3.4m. Although the roof would increase in height, there would be an overall reduction in height directly adjoining the neighbouring boundary with No. 17 Avenue Road. Notwithstanding, the single-storey extension is a minor, low-level anticipated form of residential development which is not considered to cause any significant overshadowing or overbearing impacts to the neighbouring occupiers at No. 17 or No. 11 Avenue Road.

7.8 The minor scale of the proposed development would also not introduce any overlooking or privacy concerns to the neighbouring occupiers at No. 17 or No. 11 Avenue Road.

7.9 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 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways safety and parking

7.10 The original proposal included the proposed extension of the existing dropped kerb forward of the dwelling. A consultation was undertaken with the Highways Authority who advised that an extension to the dropped kerb would not be viable due to the proximity to an existing drain and tree roots. The description of development was revised, and the extension of the dropped kerb removed from the application.

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/21/00955, 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 and Block Plan Design 2A PG NO. 08 - received 14 Sept 2021
Existing Ground Floor Plan Design 4A PG NO. 01 - received 13 Nov 2021
Proposed Site Plan Design 4A PG NO. 02 - received 13 Nov 2021
Proposed Ground Floor Plan Design 4A PG NO. 03 - received 13 Nov 2021
Existing First Floor Plan Design 4A PG NO. 04 - received 13 Nov 2021
Proposed First Floor Plan Design 4A PG NO. 05 - received 13 Nov 2021
Existing Elevations Design 4A PG NO. 06 - received 13 Nov 2021
Proposed Elevations Design 4A PG NO. 07 - received 13 Nov 2021

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.