

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS19 (Effective Provision of Infrastructure)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Community Infrastructure, Planning Policy & Urban Design

CIL Liab as the proposed extension is more than 100 sqm:
<http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.

The applicant has submitted a claim for extension relief.

Councillor A Briggs - Cowplain

No Comment.

Councillor D Keast - Cowplain

No Comment.

Councillor Narinder Bains - Cowplain

No Comment.

Developer Services, Southern Water

It appears that the developer is intending to build close-to a public surface water 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- close-to 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/close-to a public sewer are available at
Southern Water's Get Connected service: developerservices.southernwater.co.uk.

The attached extract from Southern Water records showing the approximate position of public foul sewer close to the existing development. Any new external works proposed within the standoff distance of public apparatus the applicant will be required to contact Southern Water.

Furthermore, 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 requires a formal application for any new connection to the public foul 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

Portsmouth Water Company

The site is located on Head, Gravel and Clay Deposits overlying the Lambeth Group . And located within the Source Protection Zone 1c (SPZ1c) for an essential Public Water Supply Source. The SPZ1c relates to subsurface activity only, where the Chalk aquifer is confined and may be impacted by deep drilling activities. Subterranean activities such as deep drainage solutions and/or piling may pose a risk to groundwater quality and the local public water supply source.

If piling or deep bore soakaways are proposed the application must be accompanied by detailed plans and a risk assessment stating how risks to the underlying principal aquifer have been assessed and mitigated through design.

This should include as a minimum:

- a) the methods to be used;
- b) the design depths of the various structures involved and rationale;
- c) the density of piling/deep bore soakaways, if any; and
- d) details of materials to be removed or imported to site.

Portsmouth Water have no further comments from a groundwater quality protection perspective.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Can you assure local residents that the plant room will not be excessively noisy. Also, will the plant room/pump room for swimming pool and garden store room not be used as accommodation when built, or in the future. As the room is currently used as accommodation and did not have planning permission when built by the previous owner.	The applicant's agent confirms the new plant room and store room will be soundproofed in accordance with the Building Regulations 2010 (as amended).

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
- (v) Parking
- (vi) CIL

(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 would involve the construction of a single storey side extension extending out to the front of the property the same as the existing store room and would result in the removal of one of the existing outbuildings to the rear. The proposed extension would be similar to the approval under reference APP/20/01210 albeit of a slightly large size. The proposed side extension would be used as a kitchen, wet room, living area, bedroom, plant room and store. There would be a rear extension following the removal of the existing conservatory.

It would be used as a therapy swimming pool on the ground floor and a first floor extension over part of the ground floor to be used as a child therapy sensory tv room and home office. It is worth noting the proposed outbuilding to the rear would also be removed. Furthermore, there would be a loft conversion with a front dormer following an increase in ridge height by approximately 1.5 metres. It would be used to accommodate two bedrooms, a playroom and bathroom.

- 7.4 The proposed single storey side extension and first floor rear extension walls would be smooth render finish in white. The proposed single storey rear extension would have equitone picture fibre cement facade panel cladding or similar to Gunmetal grey. The proposed roof tiles would be marley eternit thrutone smooth fibre cement slates in blue-black. These materials are considered to be inkeeping with the context of the area.
- 7.5 Part of the proposal would be visible from the street scene in the form of single storey side extension, loft conversion and front dormer. As the property is set back off the public highway it is not deemed to have an adverse impact on the character of the area. The proposed development would be of a large scale however following the removal of the two outbuildings and retained amenity space on the plot it is considered to be of an acceptable scale.
- 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 of property the proposed side extension would be visible from the street scene. As it would be in a similar position to the existing store room it is not considered to have a negative impact upon the neighbouring properties. Within the proposed loft conversion there would be a new window within the proposed front dormer and a rooflight serving the playroom. This would create similar views to that already established on site and would face out onto the public highway thus not causing any form of overlooking.
- 7.8 On the west side at ground floor level the proposed side extension would go along the shared boundary with No.78 Durley Avenue. There would be no side windows on this side. As the proposed side extension would be single storey and partly screened by the existing 1.8 metre high fencing facing out onto the driveway of No.78 it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupier's. It is also worth noting it would be in similar position to the extension approved under APP/20/01210. At first floor level there would be a new window serving the en-suite and 5 high level windows serving the child therapy sensory TV room. Due to the window design and position these windows are not considered to cause harmful overlooking to No.78, which would face out onto the front of their property. At second floor level there would be rooflights serving bedroom 4. These would be non looking thus deemed acceptable. Furthermore, due to its roof design and separation distance from properties on the west side it is not considered to appear overbearing or cause harmful overshadowing.

- 7.9 On the east side at ground floor level there would be new doors within the dining room and two windows within the proposed rear extension serving the changing rooms. These views would be screened by the existing 1.8 metre high fencing along the shared boundary with No.76 Durley Avenue therefore it is not considered to appear harmful overlooking. At first floor level there would be a windows serving bedroom 3 and the stairwell. These would create similar views to that already established on site thus deemed not to cause materially harmful overlooking from the existing. At second floor level there would be 4 rooflights serving the bathroom, landing and bedroom 5. These would be non looking thus not causing additional overlooking into No.76's private amenity space. As mentioned previously the ridge height of the property would be increased along with a part single storey part two storey rear extension. Due to its orientation and roof design it is not considered to appear overbearing or result in the substantial loss of light to the neighbouring property.
- 7.10 To the rear there would be bi-folding doors and windows to the proposed side extension and rear extension at ground floor level facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing along all boundaries it is not considered to cause harmful overlooking. At first floor level there would be two windows one within the child therapy sensory TV room and one within the home office. This would create similar views to that already established on site albeit closer to the properties to the rear. These views are considered to be appropriate within the context of a residential area. At second floor level there would be windows within bedrooms 4 and 5. This would have similar views to the windows below albeit higher within the roof space. Due to the separation distances between the properties to the rear it is not considered to cause direct overlooking. As mentioned these views are considered to be appropriate within the context of a residential area.
- 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) Drainage

- 7.12 Portsmouth Water commented on the application stating that if piling or deep bore soakaways are proposed the application must be accompanied by detailed plans and a risk assessment stating how risks to the underlying principal aquifer have been assessed and mitigated through design. An informative to this regard has been added.
- 7.13 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) Parking

- 7.14 The proposed development would result in the increase of bedrooms from 4 to 5 therefore according to the Havant Parking Standards 3 car parking spaces need to be provided on site. There is sufficient car parking spaces on site to accommodate 3 car parking spaces thus deemed acceptable.

(vi) CIL

- 7.15 The proposed development is over 100sqm thus CIL liable. The applicant's agent has applied for exemption.

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/21/00942

- 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 - 0664-03 001 01
Proposed Site Plan and Ground Floor Plan - 0664-003 004 01
Proposed First Floor Plan - 0664-03 005 02
Proposed Second Floor Plan and Roof Plan - 0664-03 006 01
Existing and Proposed North and East Elevations - 0664-03 007 02
Existing and Proposed West and South Elevations - 0664-03 008 02
CIL Form 1
CIL Form 2
CIL Form 9

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.