
Site Address:	2 Lodge Road, Havant, PO9 3LL		
Proposal:	Erection of a single storey side and rear wrap around extension		
Application Type:	Full Planning Permission		
Application No:	APP/22/00942	Expiry Date:	24/11/2022
Applicant:	Ms C Lambourne		
Agent:	Mr P Davey	Case Officer:	Lewis Ford
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 2 Lodge Road, Havant, PO9 3LL.

The locality is predominantly residential in nature and the site, itself, includes a 1950s, semi-detached, two storey, hipped roof, three-bedroom, dwellinghouse. The dwellinghouse comprises traditional brick and tile construction, and includes white UPVC windows and doors, orange rendered external walls at first floor, and catslide roof features on the western front and southern side elevations. The existing dwellinghouse follows the design aesthetic of the surrounding 1950s estate; however, it is noted that several properties along the street have altered their external materials and removed some of their catslide roofs. The site includes generous front and rear gardens which have both been laid to lawn and comprise depths of approximately 8.50m and 21.00m respectively. Finally, the site includes 1no. detached garage and vehicular parking for up to 3no. vehicles within its front curtilage.

2 Planning History

HWU/00257 – PERMISSION in January 1949 for the erection of 16no. pairs of houses at Lower Road, Bedhampton.

HWU/00437 – PERMISSION in May 1949 for road construction, sewers, and surface water at Lower Road, Bedhampton.

HWU/00840 – PERMISSION in December 1949 for road construction, sewers, and surface water at Lower Road, Bedhampton, in order provide public utilities to future housing estate.

3 Proposal

Erection of a single storey side and rear wrap around extension.
(Please note, the existing detached garage would be demolished to facilitate the proposed development).

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS19 (Effective Provision of Infrastructure)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

No comments received.

Councillor D Guest - Bedhampton

No comments received.

Councillor L Fairhurst - Bedhampton

No comments received.

Councillor M Inkster - Bedhampton

No comments received.

Developer Services, Southern Water

Please see attached extract from Southern Water records showing the approximate position of our existing public surface water sewer in the vicinity of the development site. The exact position of the public assets must be determined on site by the Applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Please note:

- The 225mm public surface water sewer requires a clearance of 3 metres on either side of the public surface water sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within the 3 metres of the external edge of the public surface water sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses, or any surface water retaining or conveying features should be located within 5 metres of a public surface water sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: <https://www.southernwater.co.uk/media/3011/stand-off-distances.pdf>

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.

Southern Water requires a formal application for a 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: <https://developerservices.southernwater.co.uk/> and please read our New Connections Charging Arrangements documents which are available on our website via the following link:
<https://www.southernwater.co.uk/help-advice/connection-charging-arrangements>

In situations where surface water is being considered for discharge to our network, we require the below hierarchy – reuse, infiltration, watercourse, storm sewer, combined sewer - for surface water to be followed which is reflected in Part H3 of Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments. Guidance on Building Regulations is here:
<https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h>

For further advice, please contact Southern Water at Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX; Tel: 0330 303 0119; Website: [southernwater.co.uk](https://www.southernwater.co.uk); Email: southernwaterplanning@southernwater.co.uk.

Officer comment: *The public sewer is located along the western front boundary of the property and is approximately 16.5m away from the proposed development. In addition, drainage for a development of this size would be a building control matter. However, for the avoidance of doubt, the above has been captured as standard informatives.*

Environment Agency

No comments received.

Portsmouth Water Company

Portsmouth Water has reviewed the application and associated documents for APP/22/00942 and have no concerns regarding the impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission.

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: 0

This application was publicly consulted on between 19 October and 02 November 2022. During this time, no neighbour comments were received.

Comment	Officer Comment
No comments received.	

7 Planning Considerations

7.1 In having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Parking
- (v) Aquifer Protection Zone
- (vi) Utilities

- (i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on Character of the Area & Appropriateness of Design

- 7.3 The proposed development would comprise the demolition of the existing detached garage and attached side structure (with catslide roof) to facilitate the construction of a single storey “wrap-around” rear and side extension. The proposed extension would retain the utility room; provide an office and gym; and facilitate the delivery of an open-plan kitchen, dining, and family room. The proposed extension would have a width of approximately 11.00m, and would extend beyond both the eastern rear and southern side elevations by approximately 3.80m. In doing so, the proposed extension would have a floor area of approximately 54.00 square metres (sqm), and would be broadly flush with the existing single storey rear extension at No.4 Lodge Road to the north.
- 7.4 The Havant Borough Design Guide SPD states that householder extensions should be smaller, subservient, sympathetic, and modest in mass and height compared to the main dwellinghouse. In addition, the Design Guide SPD explains that extensions should look to the existing dwellinghouse (and its neighbours) as the main reference points for appearance, materials, and detailing. In terms of mass and bulk, the proposed extension would be rather large; however, given the generous size of the plot, it is considered that the proposed development would not be overbearing and, instead, would remain subservient to the main dwellinghouse. As for the proposed external materials, the proposed extension would comprise bricks, tiles, and white UPVC windows and doors to match the existing dwellinghouse. The use of matching materials is supported by the Design Guide SPD and has been secured via the inclusion of Planning Condition No.3.
- 7.5 The Design Guide SPD recommends against flat roofs and, instead, advises that roofs should mirror that of the main dwellinghouse in terms of angle, eaves, details, and materials. Despite the above recommendations, the proposed extension would predominantly comprise a flat roof with 2no. roof lanterns. These would have a maximum height of approximately 2.7m and 3.5m from ground level respectively. Although the SPD initially advises against flat roofs, the SPD also explains that there can be exceptions to this advice providing that the proposed flat roof does not have an adverse effect on neighbouring properties and the streetscene. In this instance, the proposed roof is considered to be acceptable as; (1) a number of flat roof examples have been constructed in the locality; and (2) the section of the roof seen from the streetscene would include a false pitched roof. The latter is supported as it would help soften the appearance of the proposed development from the public domain.
- 7.6 Moreover, the appearance, design, and mass of the proposed development is considered to be acceptable and appropriate within the context of the application site and its locality. Indeed, other properties in the streetscene have removed their catslide side structures, and so the proposed development would not result in an adverse impact on the visual amenity of the locality. As such, the proposed development is not considered to be contrary to the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

7.7 The Havant Borough Design Guide SPD states that householder extensions:

- Should be at least 8m from the rear boundary;
- Should be at least 20m from the neighbouring rear property;
- Should be at least 1m from the side boundary; and
- Must not have an adverse impact on the amenity of neighbours.

7.8 The proposed development would accord with the first three bullet points. As for the fourth bullet point, it is noted that the property gently slopes south down towards Nos 22 to 26 Lower Road. However, given the current location of the (soon-to-be demolished) detached garage, and the retention of a 1m gap between the proposed development and the southern side boundary, it is considered that the proposed development would not be overbearing to the neighbouring properties to the south. In addition, the proposed development would not include any fenestration on its southern side elevation. Instead, it would include bifold doors, double doors, and one window on its eastern rear elevation; and two windows on its western front elevation; which would broadly match the existing fenestration on the ground floor of the main dwellinghouse. Finally, the Agent has confirmed that a 1.8m high timber fence (to match the existing boundary fence) would be erected along the southern side boundary to enclose the gap created by the demolition of the existing detached garage. This installation of the proposed fencing is supported and has been secured via Planning Condition No.4.

7.9 Consequently, it is considered that the proposed development is unlikely to appear overbearing, and would not lead to overshadowing, loss of light, overlooking, and/or loss of privacy to neighbouring properties. This is because of the proposed siting and fenestration of the development; the height of the existing (and to be installed) boundary timber fencing; and the siting of neighbouring garages, outbuildings, and extensions on the property boundary. In light of all the above, the proposed development would have a limited and an acceptable impact on the surrounding properties and, therefore, it would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection have been received in relation to the proposed development.

(iv) Parking

7.10 The Havant Borough Parking SPD, which supplements Policy DM13, states that the vehicular parking requirement for a 3no. bedroomed dwellinghouse is 2no. vehicular parking spaces, measuring 2.4m in width by 4.8m in length. Although the proposed development would require the demolition of the existing detached garage, the existing hardstanding in the front curtilage of the property would still accommodate 2no. vehicle parking spaces, increasing to possibly 3no. vehicular parking spaces depending on vehicle size

(v) Aquifer Protection Zone

7.11 The site is in the Aquifer Protection Zone in the Portsmouth Water Catchment. Portsmouth Water has reviewed the application and has raised no concerns in relation to any potential impacts to groundwater quality. As such, it is considered that the proposed development would not impact the underlying aquifer.

(vi) Utilities

- 7.12 There is a Southern Water Surface Water Sewer Line running along the western front boundary of the property. Although this is approximately 16.5m away, and on the other side of the property, from the proposed development, Southern Water has explained that it may be possible that a sewer (now deemed to be public) could be crossing the development area. As such, Southern Water has advised that, in the instance that any sewer is found during construction works, an investigation of the sewer will be required to ascertain its ownership before any work can commence on site. In acknowledging Southern Water's comments, appropriate planning informatives have been included on the Decision Notice (DN).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and an acceptable impact on the character of the area and neighbouring properties. As such, the proposal is considered to be appropriate and is recommended for approval subject to appropriate planning conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00942 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 Plan

(Received 29 September 2022; Published 19 October 2022)

Block Plan

(Received 29 September 2022; Published 11 October 2022)

Existing Plans and Elevations

(Received 29 September 2022; Published 11 October 2022)

Proposed Ground Floor Plan

(Received 29 September 2022; Published 11 October 2022)

Proposed Elevations

(Received 29 September 2022; Published 11 October 2022)

Email re Boundary Fence

(Received and Published 13 November 2022)

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match in type, colour, and texture, to 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 Following the demolition of the existing garage, the resultant space along the southern boundary, between No.2 Lodge Road and Nos 22-26 Lower Road, shall be enclosed by the continuation of the boundary timber fence to a height of no less than 1.8m above ground level. At all times thereafter, the boundary fence shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the occupiers of neighbouring properties, to ensure the appearance of the development is satisfactory, and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.