

Recommendation: **GRANT PERMISSION**

CS16 (High Quality Design)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No Comment.

Councillor Mike Sceal

No Comment.

Councillor Peter Wade

No Comment.

Developer Services, Southern Water

Foul and Surface Water Drainage

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

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

Environmental Health Sound Insulation Condition

Prior to commencement of the development the applicant shall provide a scheme to the Local Planning Authority for its written approval detailing sound transmission reduction measures to be installed in the extensions. The scheme shall be designed to provide at least DNTw+Ctr 50dB. Once agreed in writing by the Local Planning Authority the approved details shall be installed prior to the development being occupied and retained thereafter.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise from transport & commercial noise sources.

Construction/ Demolition Management

No development shall commence, including demolition and site clearance works, until a Construction Management Plan (CMP), to include details of: (a) provision of boundary hoarding; (b) hours of operation; (c) means to control dust and emissions to air; (d) means to control noise and vibration has been submitted to, and approved in writing by, the Local Planning Authority. The CMP should be in accordance with the GLA's Supplementary Planning Guidance 'Control of Dust and Emissions during Demolition and Construction'. The development shall be constructed in accordance with the approved statement.

Reason: To ensure the residential amenity of the properties is not impacted upon by any external noise levels, especially traffic noise having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informative

Hours of Work:

You are hereby advised to ensure that no works or ancillary operations associated with any demolition, excavation, clearance, and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8.00 – 13.00. This is to protect the occupants of nearby residential properties from noise and vibration nuisance.

Bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e., demolition, excavation, clearance, and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action. This is to protect the occupants of nearby residential properties from smoke pollution.

Dust Control:

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is to protect the occupants of nearby residential properties from dust pollution. Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation. Jonathan Driver of this office will likely provide separate comment on other issues.

Officer Comment: *The Environmental Health Officer has commented on the application suggesting a pre-occupation noise condition and a construction/demolition management condition to be added to the decision.*

As the dwelling is already in residential use and is located within a mostly a residential area with some commercial use which are acceptable within a residential context, the condition for a pre-occupation noise condition is not considered to meet the tests for conditions in respect of this application for extensions to an existing property, and as such not been recommended.

The suggested condition for no construction or demolition works prior to a Construction Management Plan being provided is also not considered meet the tests for conditions for what is a householder development only, and as such not been recommended.

The recommended informatives are however proposed to be added to the decision.

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: 6

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) Proposed annexe's integral link to main dwellinghouse
- (iv) Effect on neighbouring properties
- (v) Drainage matters
- (vi) Parking matters
- (vii) CIL Liability

(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 works would have brickwork to the plinths, white render, grey cladding and concrete roof tiles to match the existing property. This would be in keeping with the main dwellinghouse and the character of the area.
- 7.4 Part of the proposed works to the main dwellinghouse would be visible from the street scene in the form of the added bulk to the first floor level and the two storey front extension. The surrounding area features a range of building types and scales, with chalet style dwellings giving way to two storey development in Esher Grove to the north and east; more traditional bungalow forms in Sunnymead Drive to the west; and the two storey development of The Falcon PH and the Hambledon Parade of shops evident to the south. In this context, the raising of the eaves and added bulk to the first floors of the main body of the dwellinghouse are not considered to have an adverse impact on the overall character of the area as it would not extend out any further from the existing walls and be of conventional two storey scale. Whilst the proposed two storey front extension would extend out from the existing building line, due to its modest depth and only extending out part of the length of the house, it is not considered to have an adverse impact upon the overall character of the area.
- 7.5 The proposed part two storey, part single storey annexe would be visible from the street scene. Whilst it would be large, due to its steeply pitched roof and being set back from the front of the site, it would be viewed as subservient to the scale of the host dwelling, and it is not considered to have a dominant impact upon the main dwellinghouse or the character of the area such as to warrant a refusal. The availability of adequate amenity space to the west of the site would mean that occupants of the extended dwelling would benefit from garden space meeting the requirements of the Design SPD.
- 7.6 When taken together, the design and appearance of the extended dwelling and detached annexe combined are deemed appropriate in context to the character of the surrounding area and are 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) Proposed annexe's integral link to main dwellinghouse

- 7.7 The proposed annexe would be used to provide full time accommodation for a teenage dependent sibling. It would have a living room and bathroom on the ground floor and a bedroom on the first floor. Based on the information provided, as the Annexe is not large enough to have its own kitchen, food would be prepared in the main house's family kitchen along with the primary living space being in the day room and lounge of the main house. The garden to the west would also serve the occupiers of the annexe. Furthermore, the annexe would share services (Electricity, Water, Sewerage Connection) with main dwelling with no sub metering. Therefore, it is considered the proposed annexe would have a functional link to the main dwellinghouse and thus be operated as an ancillary use. If permission is forthcoming a condition for the annexe to remain ancillary to the main dwellinghouse unless otherwise agreed by the Local Planning Authority would be recommended.

(iv) Effect on neighbouring properties

- 7.8 To the front of the main dwellinghouse as mentioned the roof would be increased in bulk, with the first floor level extending out further towards the northern boundary. Due to the separation distance from the side of No.2 Sunnymead Drive opposite, which is already overlooked by the existing chalet bungalow, it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. The proposed two storey front extension would extend out closer to No.2 with the first floor window serving the stairwell only. Due to the position and nature of the window it is not considered to create clear views of No.2's rear garden and as such is not considered to have an adverse impact. In terms of the proposed annexe, as this would be set back within the site it is not considered to have a significant impact on No.2 (opposite). There would be a first floor window within the annexe serving the bedroom however as it would have a separation distance from the side boundary of No.2 of approximately 23 metres it is not considered to cause harmful overlooking.
- 7.9 On the east side facing No.59 Esher Grove, as previously mentioned the main house's roof bulk would be increased. Due to the separation distance from the side walls it is not considered to have an adverse impact upon the occupiers of No.59. The proposed two storey front extension is also considered to be a sufficient distance away from No.59 not to create an issue. In addition, the proposed ground floor rear extension would come closer to the shared boundary with No.59 with some fenestration alterations on the ground floor only, which are not considered to have an adverse impact on the No.59 in terms of overlooking. With regards to the proposed annexe, this would go along the shared boundary with No.59, offset by a driveway having a separation distance of approximately 3.5 metres from the side wall of the annexe to the side wall of the No.59. This side wall of No.59 forms their principal elevation with their main front door and other windows on the ground floor and first floor. However, the height of the annexe closest to No.59 would be only 2.5 metres then rising the further it moves away from the boundary. Due to the proposed annexe's modest height closest to the boundary, its orientation to the north west of No.59 and the separation distance, it is not considered to be overbearing, cause a harmful loss of outlook nor a harmful loss of light such as would warrant a refusal. It is also worth noting there would be no windows on this side facing No.59.
- 7.10 On the west side facing Sunnymead Drive the alterations to the main house are not considered to have an adverse impact on any of the neighbouring properties. The main house would block any views of the proposed annexe on this side.
- 7.11 To the south (rear) is The Falcon (Public House). The proposed works to the main dwellinghouse, replacing the rear dormer within the roof with a full two storey form, are considered to create similar views to those already established from the existing rear dormers and are thus not considered to cause harmful overlooking to the Public House. The proposed single storey rear extension would go along the shared boundary. Due to its modest height and the existing screening along the boundary, it is not considered to have an adverse impact on the Public House in terms of its presence or dominance. The proposed annexe would result in some outlook reduction from the outdoor space for the Public House. However, due to its roof design and its orientation to the north of the pub garden it is not considered to have a demonstrably harmful impact on the use of this commercial garden space to warrant a refusal. It is worth noting there would be no windows on this side.

- 7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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.

(v) Drainage matters

- 7.13 Southern Water have commented on the application raising no objection. An informative has been added to the decision to reflect their comments.

(vi) Parking matters

- 7.14 The proposal would increase the number of bedrooms within the main dwellinghouse from 3 to 5 and there would be 1 bedroom within the proposed annexe. Therefore, according to the Havant Borough Parking Standards SPD 3 car parking spaces are required to be provided on site. There is sufficient car parking on site to meet the requirements of the Parking Standards therefore complying with Policy DM13 of the Havant Borough Core Strategy (2011).

(vii) CIL Liable

- 7.15 The proposal for the annexe would be CIL liable. It is worth noting a self-build exemption has been claimed.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00150 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:

Existing and Proposed Location Plans - 1254-01
Existing and Proposed Site Plans - 1254-05
Proposed Parking Plan - 1254-07
Proposed Floor Plans - 1254-20
Proposed Elevations (1) - 1254-21

Proposed Elevations (2) - 1254-22
Existing and Proposed Roof Plan - 1254-23
Design Statement and Photographs

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 The proposed annexe hereby permitted shall be used only for purposes ancillary to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever and not be used as separate residential accommodation unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.