
Site Address: 11 Hooks Farm Way, Havant, PO9 3DX
Proposal: Construction of single storey extension to front of property.
Application Type: Full Planning Permission
Application No: APP/24/00161 Expiry Date: 29/04/2024
Applicant: Mr Martin West
Agent: Mr West Case Officer: Bethany Crowther
Vale Southern Construction
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a two storey end of terrace dwellinghouse with pitched roof to the south east of Hooks Farm Way. The dwellinghouse has white render to external elevations with concrete roof tiles. There is a garden area with paved hardstanding to the front of the property with low boundary wall.
- 1.2 The surrounding area is residential in character and contains properties of a similar design. It was noted on a site visit that the property to the west of the application site has an existing front extension of a similar design to the proposed development.

2 Planning History

No relevant planning history.

3 Proposal

Construction of single storey extension to front of property.

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
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comments received.

Councillor Liz Fairhurst - Bedhampton

No comments received.

Councillor Phillipa Gray

No comments received.

Developer Services, Southern Water

Following the review of the submitted documents, we have the below comments for the Planning consultation.

Protection of Public Apparatus

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewers within 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.

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

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.

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

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

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.

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

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: 8

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) Drainage

- (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 front extension would have an approximate length of 7 metres and approximate depth of 2.5 metres. The extension would have a maximum height of approximately 3 metres, which would decrease in height towards the front of the extension. There would be one door on the west elevation and two windows on the north elevation. The materials of the extension would comprise render and concrete roof tiles to match existing.
- 7.4 The proposed front extension would be visible from the streetscene, however it was noted on a site visit that the neighbouring property has an existing front extension which is similar in design and appearance. It is therefore considered that the proposed extension is appropriate in design and would not lead to any negative impacts on the character of the area.
- 7.5 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

- 7.6 To the east of the application site is no. 9 Hooks Farm Way. The property is separated by a low level boundary fence. The proposed extension would extend to the boundary of the application site, and be sited adjacent to the front door of the neighbouring property. It is considered that due to the scale of the proposed extension, there would not be any unacceptable adverse impacts on the neighbouring property in terms of loss of light, outlook or privacy.
- 7.7 To the west of the application site is no. 13 Hooks Farm Way. There is an approximate 4 metre distance between the two properties. It is considered that the proposed extension would not lead to any unacceptable impacts in terms of loss of light, outlook or privacy to the neighbouring property.
- 7.8 Due to the separation distance, the proposal is considered to not lead to any unacceptable impacts in terms of loss of privacy or outlook to any of the properties to the front or rear of the site.
- 7.9 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.

(iv) Drainage

- 7.10 Southern Water has commented on the application and have not raised any objections subject to a prior commencement condition. The applicant has agreed to this condition and it has been recommended to be added to the decision. Furthermore, an informative has been added.

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/24/00161 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 PLANS
LOCATION PLAN (UPLOADED 22/03/2024)

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 development, details of measures to be undertaken to protect the public sewer shall be submitted to and agreed in writing with the Local Planning Authority in consultation with Southern Water. The approved measures shall be implemented in full accordance with the approved measures and retained thereafter during the construction work for the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the public sewer having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.