
Site Address:	19 Mavis Crescent, Havant, PO9 2AE		
Proposal:	Single storey side and rear wrap around extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00973	Expiry Date:	26/12/2022
Applicant:	Eade Build		
Agent:		Case Officer:	Selina Donophy
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey, semi-detached dwellinghouse located on the south side of Mavis Crescent. This property has a hipped roof with elevations formed from brickwork and render . Towards the front of the site is a pebble driveway and hardstanding providing parking space. To the rear of the site runs the railway line . The immediate area is predominantly residential in character.

2 Planning History

None relevant

3 Proposal

Single storey side and rear wrap around extension.

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)

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

Councillor Imogen Payter

No comment received

Councillor Phil Munday - St Faiths

No comment received

Councillor T Pike - St Faith's

No comment received

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer in the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water.

Please note:

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

Please refer to: 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 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

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

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) 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 This proposal comprises a single storey side and rear extension. There is currently a garage to the side of the property and a conservatory to the rear. The proposed side extension would have dimensions of approximately 2.7 metres width, 7.3 metres depth and 2.5 metres height. It would be set back behind the main front elevation wall by approximately 1.5 metres and would have a flat roof. The proposed rear extension would project beyond the main rear wall by approximately 3 metres and the total rear extension width would come to approximately 9.8 metres, wrapping around the corner of the property. The roof would also extend further beyond the rear with a 1 metre section of wall close to the eastern boundary and an overhanging roof creating a total depth on this side of 4 metres. The extension would create a lounge towards the rear and a utility room to the side. The utility room would have a separate door and window to the front and rear elevations- to the main rear elevation would be bi-fold doors leading out from the lounge into the rear garden. Proposed materials include

brickwork to match existing.

- 7.4 The proposed extensions would only be partially visible from the public realm and it is noted that many properties within the streetscene have built extensions at single storey level to the side and rear. The extensions are considered to be appropriate with the host dwelling in scale and would be in keeping with the main property in terms of materials. Overall the extensions are considered to be acceptable additions.
- 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 17 Mavis Crescent which is paired with no 19. The proposed extension would project further out by approximately 1 metre with the section of wall supporting the roof however this is not significantly different to the impact of the existing conservatory and would not result in any additional overshadowing or overbearing impact on no 17.
- 7.7 To the west of the application site is no 21 Mavis Crescent . The extension would only project slightly further than the existing garage does towards the rear and would not infringe upon any 45 degree lines taken from the mid point of the closest window at no 21.
- 7.8 To the rear of the site is the railway line .
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.10 With the removal of the garage there would still be two parking spaces towards the front of the property which would meet the required parking allocation for a 3 bedroom property.

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/22/00973

(A) 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:

1-1250 SITE LOCATION PLAN UPLOADED ON THE 01.11.2022

15 Dec 2022 AMENDED - BLOCK PLAN

15 Dec 2022 AMENDED - PROPOSED ELEVATIONS

PROPOSED FLOOR PLANS UPLOADED ON THE 01.11.2022

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.