

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Councillor Elizabeth (formerly Dianne) Lloyd
No Comment.

Councillor S Milne
No Comment.

Councillor Simon Hagan
No Comment.

Developer Services, Southern Water

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

Foul and Surface Water Drainage

Southern Water requires a formal application for a 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

Please note: There is private foul sewer within the development site.

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

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

Portsmouth Water

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

Scottish and Southern Electric

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

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 matters
- (v) Parking matters
- (vi) Other matters

(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 extensions would have brickwork to match the existing property with single ply membrane flat roof. The proposed dormers would have tile hanging and roof tiles to match the existing property with dark grey cladding. This is considered to be of modern contemporary design, deemed in keeping with context of the area which has numerous different finishes.

7.4 Some of the proposed works would be visible from the street scene, these include the bay windows to the front, the raising of the ridge and the two side dormers. In terms of the proposed bay windows, due to their modest depth not exceeding the building line along London Road, it is not considered to have an adverse impact on the character of the area. Due to the modest raising of the ridge with the addition of side dormers it is not considered to have an adverse impact upon the street scene. It is worth noting most properties within the locality are chalet style or two storey properties thus not deemed to be out of keeping. No.198 directly to the north of the site have undertaken similar works to that proposed here. The proposed works to the rear would not be readily visible from the street scene thus not considered to have an impact. As the proposed rear extension would only be a slight enlargement from the existing conservatory there is considered to be sufficient amenity space available for the occupiers.

- 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 The proposed works to the front are not considered to have an adverse impact on any of the surrounding properties.
- 7.7 On the north side there would be single dormer window serving an en-suite facing the side wall of No.198 London Road which too has a single dormer window. Due to concerns with potential overlooking this window would be recommended to be obscurely glazed and non opening below 1.7 metres floor level via a condition. Whilst the ridge height of the property would be raised, due to its pitched roof design being hipped away on the sides it is not considered to be overbearing or result in the harmful loss of light to the occupiers of No.198. With regards to the proposed rear extension, whilst it would have a greater depth than the existing extension due to its modest increase and separation distance from No.198 it is not considered to have an adverse impact on the neighbouring occupiers. There would be an additional door on this side however due to the existing screening of 1.8 metre high fencing it is not considered to causing harmful overlooking on this side.
- 7.8 On the south side facing the driveway of No.194 London Road and the side of No.192 London Road there would be two windows serving bedrooms within the proposed side dormer. As these windows would face out onto a driveway and side wall of No.192 it is not considered to cause harmful overlooking to warrant a refusal. It is considered most of the views would down the side of No.192 and not their direct private amenity space. Due to the separation distance from No.194 and No.192 the proposed increase in height to the property is not considered to result in an overbearing appearance or cause a harmful loss of light to the neighbouring properties. With regards to the proposed rear extension, whilst it would have a greater depth than the existing extension and previously approved extension, due to its modest increase, separation distance from No.194 and No.192 and dog legged design away from the boundary it is not considered to have an adverse impact on the neighbouring properties.
- 7.9 To the rear there would be bi-folding doors within the proposed rear extension facing out onto the rear garden. As this would create similar views to that already established and the due to the existing screening it is not considered to cause harmful overlooking to the front of No.194. At first floor level there would be a new window serving a bedroom. Whilst this would introduce a new form of outlook at this level, first floor views at this level have been established within the street and is considered to create views expected within a residential area therefore not considered to cause harmful overlooking to the surrounding properties.
- 7.10 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 matters

- 7.11 Southern Water commented on the application raising no objection. An informative has been added to the decision regarding the protection of public sewers.

(v) Parking matters

- 7.12 The proposed works would increase the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD. With the car parking area to the front there is considered to be sufficient space on site to accommodate 3 car parking spaces therefore complying with the Havant Borough Parking Standards SPD and subsequently Policy DM13 of the Havant Borough Core Strategy (2011).

(vi) Other matters

- 7.13 Comments were received from Portsmouth Water, SGN and Scottish and Southern Electricity Networks and therefore appropriate informatives are recommended to draw the applicant's attention to the matters raised.

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, parking 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/24/00380 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 - 106

Site Plan - 105

Existing and Proposed Floor Plans and Elevations - 101

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the loft conversion hereby permitted the window within the dormer on the first floor serving the en-suite (north east elevation) facing No.198 London Road shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), non opening below 1.7 metres finished floor level and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.