
Site Address:	74 Littlepark Avenue, Havant, PO9 3QZ		
Proposal:	Single storey side and rear wrap around extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/01042	Expiry Date:	26/12/2022
Applicant:	Mr Hawkins		
Agent:	Mr Gamblin	Case Officer:	Selina Donophy
	R & G Design		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a detached bungalow located on the west side of Littlepark Avenue, Havant. This property has a hipped roof with a projecting pitched roof gable to the front elevation. This property is located in a corner plot location on the junction where Hazelwood Avenue meets Littlepark Avenue. The dwellinghouse is set back from the road and has elevations formed from brickwork and hanging tile.

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 D Guest

No comment received

Councillor Liz Fairhurst - Bedhampton

No comment received

Councillor Mark Inkster

No comment received

Developer Services, Southern Water

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

- The 375 mm public surface water sewer requires a clearance of 3 metres on either side of the gravity sewer 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 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 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.

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: 14

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

(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 single storey side and rear extensions following the removal of the existing garage and conservatory. The side extension would have dimensions of approximately 2.8 metres width and 7.2 metres depth and would create an enlarged lounge, stepping in to the side with a utility room towards the rear. This would link to the rear extension which would have dimensions of approximately 4 metres depth and 6.3 metres width. The side extension would have a hipped roof of approximately 2.1 metres and ridge height of 3.8 metres with a window to the front elevation and two porthole windows to the side elevation. The rear extension would have a flat roof with a height of approximately 2.5 metres and would form a dining room with bi-fold doors to the rear and a window to the side elevation - the utility room would step back behind the lounge. Proposed materials include red brick to the elevations and concrete roof tile, both to match existing.
- 7.4 The proposed extensions would appear in keeping with the host dwelling in both scale and design with the hipped roof of the side extension echoing that of the main roof. The rear extension would not be highly visible from the public realm and materials would match the host dwelling. It is noted the rear garden is fairly small in size however a 10 metre width would be retained with the extension additions noting that they wouldn't be increased in size greatly than the existing conservatory and garage.
- 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 72 Littlepark Avenue . The rear extension would be set off the boundary shared with no 72 and the extension is not considered to result in harm to the amenity of this property.
- 7.7 To the west of the application site is no 2 Hazelwood Avenue . There are two windows on the side elevation however these serve bathrooms and therefore the proposal would not impact light to primary habitable rooms at no 2.
- 7.8 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.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01042 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:

01 Nov 2022	LOCATION PLAN
01 Nov 2022	PROPOSED ELEVATION AND FLOOR PLAN
01 Nov 2022	SITE LOCATION PLAN

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.