
Site Address:	25 Fourth Avenue, Havant, PO9 2QU		
Proposal:	Single storey rear extension		
Application Type:	Full Planning Permission		
Application No:	APP/22/00828	Expiry Date:	25/11/2022
Applicant:	Mr & Mrs Cooper		
Agent:	Mr O'Shea	Case Officer:	Joseph Toole
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

25 Fourth Avenue, Havant, is a two storey mid terrace property located to the south side of Fourth Avenue. The property comprises brickwork with brown roof tiles.

The property is located within a residential area with some surrounding properties of similar design and others differing.

2 Planning History

No relevant planning history.

3 Proposal

The proposal would involve the removal of the existing utility extension and the replacement of a single storey rear extension to be used as a kitchen/dining area.

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
N/A

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

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

No Comment.

Councillor Phil Munday - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

Developer Services, Southern Water

It appears that the developer is intending to build-over 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 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

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.

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.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2 1 objection 1 comment

Comment	Officer Comment
The proposed extension would cause overshadowing on our dining room and kitchen window	Please see Section 7.
The side return and rear extension will run along almost half the length of our garden and we are concerned that at that height it will impact our light which we enjoy having a south facing garden.	See section 7
Set a precedence	Each application is treated on its planning merits
Reduce outlook/loss of light	See part 7
Happy for hedge to be removed (east boundary)	Noted
Protection for joint outbuilding	Only taking down application's side
Building not interfere with, damage or destroy the old Privet hedge (west boundary)	See part 7

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 extension would have red bricks to match and brown roof tiles similar in appearance to the existing property. This is considered to be in keeping with the context of the main dwellinghouse and character of the area.

7.4 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the existing extension. Therefore, it is considered to be in keeping with 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 On the east side facing the shared boundary with No.23 Fourth Avenue there would be no side windows within the proposed rear extension. There would be rooflights which would be high level thus not considered to cause harmful overlooking. Due to the proposed roof design with glazing and existing screening, the proposed extension is not considered to appear overbearing or result in the harmful loss of light to the occupiers at No.23. 45 degree plans were provided showing the proposed extension's impact upon No.23. Although, the proposed extension would fail the 45 degree test, due to its shallow pitched roof away from the boundary it is not considered to have an adversely negative impact on the occupiers of No.23. Furthermore, the proposed extension would angle away from the built form of No.23 as it projects down the garden. It is worth noting the Applicant's Agent states they aim to retain the hedging on this side.

7.7 On the west side facing the shared boundary with No.27 Fourth Avenue there would be no side windows within the proposed rear extension. There would be rooflights which would be high level thus not considered to cause harmful overlooking. Due to the proposed roof design and existing screening the proposed extension is not considered to appear overbearing or result in the harmful loss of light to the occupiers at No.27. It is worth noting the Applicant's Agent states they aim to retain the hedging on this side.

- 7.8 To the rear there would be bi-folding doors facing out onto the rear garden. Due to the existing screening it is not considered to cause harmful overlooking to any surrounding properties.
- 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).

(iv) Drainage

- 7.10 Southern Water commented on the application raising no objection subject to a prior commencement condition for the protection of public sewers. This has been agreed by the applicant's agent. An informative has also be added to the decision.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and 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/22/00828

- 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:

Site Location Plan - DAO-014-200
Block Plan - DAO-012-210
Proposed Roof Plan - DAO-014-302
Proposed Elevations - DAO-014-402
Proposed Ground Floor Plan - DAO-014-301
Proposed Elevations with Light Lines - DAO-014 SK03
Proposed Floor Plan with Light Lines - DAO-014 SK02

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 the development hereby permitted measures shall be undertaken to protect public sewers which shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved measures.

Reason: In the interests of protecting public utility infrastructure and having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.