

5 Statutory and Non Statutory Consultations

Councillor Andrew Briggs

No comment received

Councillor D Keast - Cowplain

No comment received

Councillor Neil Bowdell - Cowplain

No comment received

Developer Services, Southern Water Initial Response:

It appears that the developer is intending to build 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 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 close-to a public sewer are available at Southern Water's Get Connected service: <https://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)

Final Response:

Further to our response dated 04 July 2023 regarding the above planning consultation and additional information provided by the developer, Southern Water would have the following comments to make:

The public sewer should be protected strictly in accordance with the details and conditions approved during this Build Over Public Sewers application process. Any changes to the approved line or depth of foundations, or adding additional loads, shall be considered as an amendment to the agreement and shall be consulted with Southern Water.

Officer Comment:

In response to the comments initially received from Southern Water, the proposed extension has been reduced in size to comply with the information provided by Southern Water. The agent has submitted further information from Southern Water, where no objection has been raised and whereby conditional approval has been granted to build over/near a public sewer. The planning permission is conditioned so that development must be carried out in accordance with the approved plans. An informative has also been added to the application drawing the applicants attention to comments received from Southern Water in the letter dated 25/06/2024.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

The application was subject to a re-notification period of 14 days to neighbouring properties following the submission of amended plans.

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 the conversion of the internal garage to an entrance lobby with a bathroom. A porch is also proposed to the front of the property and a single storey lean to style extension is proposed to the side elevation, which would facilitate a store room with a door on the rear elevation leading to the rear garden. The proposed side extension would come up to the side boundary shared with no. 13 and would have a total width of approximately 1.6 metres and a total length of approximately 4.4 metres including the front projection, which would wrap around to the front of the property. The roof would have a monopitched design with one rooflight in the side roof slope and one in the front roof slope. There would be one window on the front elevation serving the porch. There would be no windows in the side elevation. The extension would have an eaves height of approximately 2.3 metres, although there is some fluctuation in land levels.

7.4 Due to the extension featuring at the front of the property, the proposed works would be visible from the streetscene. The materials on the elevations would comprise red brick to match existing with white render and 'Steel Grey' composite weatherboard cladding to the first floor elevation. It is noted that the surrounding properties mainly contain brickwork to the elevations, with some features of white and grey cladding. The proposed extension would contain grey slate roof tiles. Although the proposal seeks to increase the amount of cladding on the front elevation to scale which is not currently in the streetscene, on balance it is considered that the proposed materials would not cause an unacceptable impact on the character of the area and is considered acceptable. It is also considered that the proposed side and front extensions are acceptable additions to the property and would not result in an overbearing or overdeveloped appearance when viewed within the context of the host dwelling.

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 south of the application site is no 9 Wyndham Close which is the attached property. No harm to the amenity of this property has been identified as the development would be occurring to the north of the site.
- 7.7 To the north of the application site is no 13 Wyndham Close. This property is set back behind no 11 and is located on higher ground. The proposed side extension would therefore be located at a lower level than no. 13 and would be single storey with a low eaves height within the monopitched style roof. There are no windows at ground floor level at no 13, with the extension also stopping in line with the front garage and porch of no. 13. It is considered that there would be no harmful impacts in terms of loss of light, outlook or privacy to the neighbouring property.
- 7.8 The proposed extension is considered to not lead to any harmful impacts in terms of loss of light, outlook or privacy to the properties to the rear or front to the application 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) Parking

- 7.10 The proposal includes the conversion of the internal garage and therefore the loss of an on-site car parking space. The Council's Parking SPD requires provision of 2 car parking spaces at the site, which have been demonstrated to the front of the property on the proposed elevations and plans document. The driveway meets the space requirements set out in the Council's Parking SPD. An extended dropped kerb is also proposed. The road is not classified and therefore the dropped kerb requires a separate application with Hampshire County Council and does not require planning permission.

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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00422 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:

PL.640.22.01.B	SITE AND LOCATION PLAN
PL.640.22.04. B	PROPOSED GROUND FLOOR PLANS AND ELEVATIONS

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.