
Site Address:	3 Wallis Gardens, Waterloooville, PO7 7SA		
Proposal:	Proposed rear/side infill extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00338	Expiry Date:	25/06/2024
Applicant:	Mr Chris Bray		
Agent:	Mr Danny Manns	Case Officer:	Denise Sheath
	D.M. Designs		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached two storey chalet-style dwelling in a residential cul-de-sac. The property is constructed with a red/brown face brick band to the lower portion of the property with the white render above to the front and side elevations, the rear elevation has a material of white cladding. The roof is hung tiled with blue cladding to the front gable and front dormer, the rear and rear side dormers are constructed with a grey cladding material
- 1.2 The frontage of the property is block paved leading from the access entrance up to and adjacent to the detached garage, this frontage area could also be used for off road parking. A laid to lawn area is located to the front northern section. The boundary treatment to the front consists of a dwarf boundary brick wall to the front, with 1m close boarded wooden fencing to the front side elevations. The rear garden is predominantly laid to lawn with small paved area directly adjacent the rear elevation, the rear and rear side boundary treatment consists of 1.8m close boarded wooden fencing.

2 Planning History

APP/10/00183 - Front porch. PERM - 22/07/2010

APP/10/00550 - Part single storey and part two storey rear extension including dormers. Front extension and covered way to detached garage. (Retrospective application.). REF - 07/01/2011

APP/12/00038 - Retention and reduction in size of existing north west dormer. REF - 12/09/2012

3 Proposal

Proposed rear/side infill 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

DM10 (Pollution)
CS16 (High Quality Design)

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

Developer Services, Southern Water

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

Protection of Public Apparatus

It appears that the developer is intending to build-over a public surface water 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.

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.

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.

Foul and Surface Water Drainage

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

Ecologist, Planning Policy Team

Thank you for consulting me on this application.

I have no comments to make on this proposal. I am content that the proposals are not likely to result in ecological impacts.

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

- (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 proposal is for a flat roof extension to infill the area between the existing garage/storage area and the lounge and conservatory to the rear of the property. The size of the extension is modest and would regularise the appearance of the rear elevation with a building line flush with the existing rear elevation providing an additional storage area and extension to the existing conservatory. The proposed extension would be constructed of materials to match the existing dwelling and would be in keeping in its form, style and overall design. As the extension would be situated to the rear of the property it would not be visible or have a harmful impact upon the character of the street scene nor would the extension impact negatively upon the visual amenity or character of the application property.
- 7.4 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

- 7.5 The proposal will be flush with the existing rear eastern wall and would have a distance of 6.5 metres to the property's eastern boundary with a 10.5m distance from the side facing elevation of the neighbouring property to the east (No.1E Wallis Road), this neighbouring property would be screened by the boundary treatment of 1.8m close boarded fencing. It is not considered that the proposal would have a harmful impact upon this neighbouring property in terms of loss of light, being over bearing, loss of outlook, loss of privacy or additional overlooking it is therefore considered any impact upon this neighbouring property would be minimal and acceptable.
- 7.6 Due to the position of the proposed extension it would not be readily visible to the neighbouring properties to the North (No.2 Wallis Road) and South (No.4 Wallis Road). It is therefore considered any impact upon these neighbouring properties would be minimal and acceptable.
- 7.7 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.

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/24/00338 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:

Application Form - Uploaded 30 April 2024

Location Plan - Uploaded 30 April 2024

Block Plan - Uploaded 30 April 2024

Existing and Proposed Floor Plans and Elevations - Drawing No. BRAY_01A
Rev A

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.

- 4 No development shall take place until a scheme showing measures to protect the public sewers has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the public sewage network is protected during the development in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.