

Site Address: 10 Fitzwygram Crescent, Havant, PO9 2BZ
 Proposal: Demolition of existing garage to be replaced with single storey wrap around side and rear extension.
 Application Type: Full Planning Permission
 Application No: APP/22/00719 Expiry Date: 14/09/2022
 Applicant: Mr & Mrs Self
 Agent: Mr Bessant Case Officer: Denise Sheath
 JB Architecture Design Ltd
 Ward: Battins

Recommendation: **GRANT PERMISSION**

1 Site Description

10 Fitzwygram Crescent, Havant, is a two storey semi detached property constructed with red brick with a brown clay hung tiles to the first floor front elevation. The property benefits from a single storey rear extension, a front entrance porch and a detached garage along the rear eastern elevation. The frontage of the property is block paved leading to the garage entrance with the front western frontage laid to lawn. The rear of the property has a small block paved patio area directly to the rear with the rest of the rear garden laid to lawn. The rear and both rear side boundary treatments consist of 1.8m close boarded wooden fencing with a small brick wall to the front and both front side boundaries.

2 Planning History

No Relevant History.

3 Proposal

Demolition of existing garage to be replaced with single storey wrap around side and rear 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

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

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Building Regulation consent required for this work

Surface water Public sewer within rear garden looks more than 3 m away (needs to be checked on site)

Distance to side elevation boundary if less than 1m door and windows will not comply with Approved Document B (Fire separation)

No 8 shows a Foul Public sewer to rear of property this might be found during excavation. Consultation will be required with South Water at excavation if found depending on route of drain

Officer Comment:

The agent has been advised of the consultation response from Building Control and has confirmed the windows and door will be resolved once a building regulations application has been submitted and if any revisions are required a Non Material Amendment application will be submitted at that stage.

Developer Services, Southern Water

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

Please note:

- The 1350 mm public culverted surface water sewer requires a clearance of 5 metres on either side of the public culverted surface water sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public culverted surface water 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 a public culverted surface water sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

Furthermore, 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 a connection to the public foul 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

Environment Agency

No comments Received

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: 9

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 Following the demolition of the existing rear extension and the detached garage along the rear eastern elevation, the proposal is to erect a single storey wrap around rear and side extension. The proposal will have a depth of 4.4m from the rear elevation spanning a width of 8.3m wrapping around the north east side elevation with a depth of 13.25m attaching to the existing entrance porch at the front of the property.
- 7.4 The proposed extension will have a flat roof element with a roof lantern to the rear section with a maximum height of 3m. The proposed roof of the side extension element is a lean to half pitch with a hipped element to the front, 2No. roof lights are proposed to the rear element of the side extension. The roof will have a maximum height of 3.6m with an eaves height of 2.5m.
- 7.5 The front and side element of the extension would be visible to the streetscene of Fitzwygram Crescent, the proposal would be set back 9m from the highway and would be constructed with materials of similar appearance to that of the main dwellinghouse. It is not considered that the proposal would have a harmful impact upon the character of the streetscene.
- 7.6 It is noted many of the properties have carried out a similar development in the form of single storey rear extensions; side extensions and rear and side wrap around extensions
- 7.7 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

- 7.8 The side element of the extension includes the addition of 2No. windows (one of which will be obscurely glazed) and a side entrance door, the window and door will face a blank side elevation of the property to the east (No.11) and the side elevation of the detached garage adjacent the shared boundary within the neighbouring curtilage. The proposal would a distance of approximately 0.8m from the shared boundary and a minimum distance of 4m from the side facing elevation. The rear element of the proposal would be mainly screened by the detached garage within the neighbouring curtilage and the 1.8m boundary fencing between the properties. It is therefore considered that the proposal would have a limited and acceptable impact upon this neighbouring property.
- 7.9 A light assessment plan has been provided showing a 45 degree test has been carried out it shows that although the rear extension element of the proposal would have some impact upon light the back entrance door and one of the rear elevation windows to the neighbouring property to the west (No.9), the whole rear elevation of the property is within shadow at certain points of the day depending of the location of the sun it is therefore considered that the proposal would not materially change this impact significantly to warrant a refusal of the application. The impact of the proposal would therefore be considered limited and acceptable.
- 7.10 The neighbouring properties to the front and rear of the proposal are considered to be a significant distance that any impact from the proposal would be considered minimal and acceptable.

- 7.11 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00719 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:

Site and Location Plan - Drawing No. 01 Rev B - Received 20 July 2022
Existing Elevations and Floor Plans - Drawing No.02 - Received 20 July 2022
Proposed Elevations and Floor Plans - Drawing No.03 Rev A - Received 20 July 2022
Light Assessment Plan - Drawing No. 04 - Received 28 September 2022

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.