
Site Address:	47 Wigan Crescent, Havant, PO9 3PN		
Proposal:	Two-storey side extension & single storey rear extension with raised patio and pergola to rear		
Application Type:	Full Planning Permission		
Application No:	APP/22/00810	Expiry Date:	10/10/2022
Applicant:	Mr & Mrs Froom		
Agent:	Mr Tomes	Case Officer:	Lewis Ford
	Tomes Architects Limited		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 47 Wigan Crescent, Havant, PO9 3PN.

The locality is predominantly residential in nature and lies within an area of post-war expansion. The site, itself, includes a 1950s, two-storey, 3-bedroom, semi-detached dwellinghouse. The dwellinghouse comprises traditional brick and tile construction, with a hipped roof and UPVC windows and doors. The above follows the predominant aesthetic of the locality, although it is noted that many properties along Wigan Crescent have now been extended and altered. The dwellinghouse includes an existing minor "lean-to" rear extension and, due to its corner plot location, has parking at both its front and rear curtilages (including garage) for around 3no. vehicles (this would meet the Council's Parking Standards for a 4 bed dwelling).

2 Planning History

HWU/00275 – PERMISSION in May 1949 for the erection of 206 dwelling houses on the north side of the Portsmouth-Havant Road.

HWU/01138 – PERMISSION in October 1950 for the erection of 64 houses at Wigan Crescent, Belmont Park, Bedhampton, Hants.

HWU/01803 – PERMISSION in April 1952 for the erection of 25 pairs of houses at Wigan Crescent, Belmont Park Estate, Bedhampton.

HWU/02011 – PERMISSION in September 1952 for the erection of 56 houses at Wigan Crescent and Park Side, Bedhampton.

3 Proposal

Two-storey side extension; single storey rear extension; and raised patio and pergola to rear.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest - Bedhampton

No comments received.

Councillor L Fairhurst - Bedhampton

No comments received.

Councillor M Inkster - Bedhampton

No comments received.

Developer Services, Southern Water

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:

<https://developerservices.southernwater.co.uk/> and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

<https://www.southernwater.co.uk/help-advice/connection-charging-arrangements>

In situations where surface water is being considered for discharge to our network, we require the following hierarchy – reuse, infiltration, watercourse, storm sewer, combined sewer - 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. Guidance on Building Regulations is here:

<https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-do>

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.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX; Tel: 0330 303 0119; Website: southernwater.co.uk; Email; southernwaterplanning@southernwater.co.uk

Hampshire Highways

Due to the scale of the proposal and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application. For more information on standing advice, please use the following link: <https://www.hants.gov.uk/transport/developers/consultation>

Portsmouth Water Company

Portsmouth Water has reviewed the application and associated documents for APP/22/00810 and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission.

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: 27

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

This planning application was originally consulted on between 20 September and 12 October 2022. However, due to issues with the Council's website w/c Monday 26 September 2022, the statutory public consultation period was extended by 5 working days to 19 October 2022.

7 Planning Considerations

7.1 In having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties

- (iv) Source Protection Zone (SPZ)
- (v) Utilities

(i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on Character of the Area & Appropriateness of Design

7.3 The proposed development includes three (3) elements to allow for a study and larger kitchen area at ground floor, and an additional fourth bedroom (with dressing room and ensuite) at first floor. The proposed three elements of the development comprise the following:

- A **two-storey side extension** with a depth, width, eaves height and maximum height of approximately 7.6m, 4.0m, 5.5m, and 8.2m respectively;
- A **single-storey rear extension** with a depth, width, eaves height and maximum height of approximately 2.0m, 6.3m, 2.45m, and 3.6m respectively; and
- A **raised patio and pergola to rear** with a total height of approximately 3.2m, (split between 0.4m and 2.8m respectively). The patio and pergola would extend beyond the single storey rear extension by approximately 2.4m.

7.4 The corner plot location of the existing dwellinghouse would mean that the proposed development would be readily visible from the public realm. The Havant Borough Design Guide SPD states that householder developments should be smaller, subservient, sympathetic, and modest in mass and height compared to the main dwellinghouse. The proposed two-storey side extension would reduce the open feel of the corner plot. However, the Design Guide SPD also explains that two-storey extensions can still feel and appear subservient if they are set back from the front building line and include a lower ridge height compared to the main dwellinghouse.

7.5 The proposed development would accord with the above SPD recommendations as it would be set back from the existing front building line and southern side boundary by approximately 0.75m and 1.2m respectively. In addition, the two-storey extension would include a matching hipped roof and eaves height, but with a lower ridge height compared to the existing roof. Given all the above, it is considered that the proposed side extension would appear subservient to the main dwellinghouse. In addition, due to the generous rear garden depth of approximately 20m, the proposed development would not appear overbearing, nor constitute overdevelopment of the plot, despite the 65% increase in width to the existing dwellinghouse. Finally, as for the proposed single-storey rear extension, this would utilise and extend the existing rear structure so that it would be flush with the southern side elevation of the proposed two-storey side extension.

7.6 The Design SPD recommends that householder developments look to the existing dwelling (and its neighbours) as the main reference points for appearance, materials, and detailing. In this instance, the proposed side and rear extensions would comprise bricks, interlocking pantiles, and white UPVC double-glazed windows to match the existing dwellinghouse. In terms of the latter, the proposed windows would match the existing fenestration. All the above would accord with the recommendations of the Design Guide SPD.

- 7.7 Moreover, the appearance, design and mass of the proposed development would broadly mirror that of the existing dwellinghouse (and surrounding properties), and so it is deemed to be acceptable and appropriate in the context of the locality. It is also considered that the proposed development would remain subservient to the existing dwellinghouse and, therefore, would not appear overbearing nor result in an adverse impact on the visual amenity of the area. Given all the above, the proposed development would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.8 The Havant Borough Design Guide SPD explains that householder developments should retain an adequate separation distance to side and rear boundaries, and must not result in an adverse impact to the amenities of neighbouring properties. In this instance, the proposed development would retain a separation distance of approximately 20m and 1.2m from the eastern rear and southern side boundaries respectively. In addition, due to the siting and orientation of development – as well as the siting of the existing rear extension, raised patio and pergola at No.45 Wigan Crescent to the north – it is considered that the proposed development would not lead to any overshadowing, loss of light, overlooking, and/or loss of privacy beyond existing levels. Consequently, the proposed development would have a limited and an acceptable impact on neighbouring properties and, therefore, it would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection have been received in relation to the proposed development.

(iv) Source Protection Zone (SPZ)

- 7.9 The site is within Source Protection Zone (SPZ) 1c in the Portsmouth Water Ground Catchment. The Portsmouth Water Catchment Management Team has reviewed the proposal and has confirmed that it has no concerns regarding impacts to groundwater quality. As such, it is considered that the proposed development would not have an adverse impact on the Source Protection Zone (SPZ).

(v) Utilities

- 7.10 There is a Southern Water foul sewer line and surface water sewer line running along the southern side and western front boundaries respectively. In this instance, Southern Water has advised that it may be possible that a sewer (now deemed to be public) could be crossing the application site. Southern Water has advised that, in the instance that any sewer is found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works can commence on site. In acknowledging Southern Water's comments, an appropriate planning condition has been proposed – see Planning Condition No.4.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and is recommended for approval subject to appropriate planning conditions.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00810 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:

Drg No: C3498 – Planning Statement

Drg No: C3498-1 – Location Plan

Drg No: C3498-2 – Block Plan

Drg No: C3498-3 – Existing Plans & Elevations

Drg No: C3498-4 REV A – Proposed Elevations

Drg No: C3498-5 REV A – Proposed Floor Plans

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 In the event that public sewers are found at any time when carrying out the approved development which were not previously identified, development shall STOP until details of the measures which will be undertaken to protect the public sewer have been submitted to, and approved in writing by, the Local Planning Authority. Following approval, such measures shall be implemented on site in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the adequate protection of 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.