

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

Southern Water

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

Surface Water Drainage

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

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 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: 10

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 the erection of a timber framed car port adjacent to the front entrance of the existing detached garage. The proposed car port would have a depth of 5.3m with a width of 5.8m. The car port will predominately have a flat poly carbonate roof to the rear with a slate mono pitch to the front elevation. The flat roof element will have a 2.5m height with the highest point of the mono pitch 1m above the flat roof element at a height of 3.5m. Although the proposal would be visible from Sinah Lane, it would be set back approximately 5m from the highway. It is not considered the proposal would have a harmful impact upon the visual character of the streetscene.
- 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 would have a 1m distance to the shared southern front boundary of No.39 Sinah Lane (a block of 4No. flats). The proposal would be mainly screened by the natural shrubbery along this shared boundary. It is not considered that the proposed car port would have a harmful impact upon the occupiers of these neighbouring flats any impact would be minimal and acceptable.
- 7.6 The proposal would have a distance of approximately 13m to the shared eastern boundary with No.35 Sinah Lane with an approximate 19m distance to the rear facing elevation. The proposal would be mainly screened by 1.8m close boarded wooden fencing along this boundary and the existing garage within the application site. It is therefore considered that the proposed car port would not have a harmful impact upon this neighbouring property any impact 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.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00843 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 06 November 2023

Location Plan - Uploaded 15 December 2023

Block Plan - Uploaded 22 January 2024

Floor Plan - Uploaded 15 December 2023

East and West Elevations - Uploaded 15 December 2023

North and South Elevations - Uploaded 15 December 2023

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.

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.