
Site Address:	21 Summerhill Road, Waterlooville, PO8 8XD		
Proposal:	Two storey front extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00298	Expiry Date:	20/06/2022
Applicant:	Mr West		
Agent:		Case Officer:	Joseph Toole
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

21 Summerhill Road, Waterlooville, is a detached two storey property located to the south side of Summerhill Road. The property comprises of brickwork, navy blue tile hanging and slate roof tiles. Vehicular access is from Summerhill Road with parking to the front.

The property is located within a residential area with surrounding properties of differing style and design.

2 Planning History

98/63128/000 - Erection of dormer to front (north) elevation to provide additional accommodation above existing garage, PERM,24/03/1998
08/63128/001 - Two storey rear extension and first floor side extension., PERM,14/05/2008

3 Proposal

The proposed development would involve a two storey front extension. It would be used as an extended lounge area on the ground floor and a bedroom on the first floor. There would also be a canopy and access ramp to the front door.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS19	(Effective Provision of Infrastructure)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

There are no statutorily protected trees onsite or on adjacent land that will be affected by the proposals. However, there are trees on adjacent land that are likely to be affected. On that basis, if you are minded to permit this application it would be recommended that a suitably worded condition is imposed requiring the applicant to provide further information for our consideration prior to works commencing onsite. This should be in the form of an arboricultural impact assessment and method statement in accordance with BS5837:2010.

Councillor A Briggs - Cowplain

No Comment.

Councillor D Keast - Cowplain

No Comment.

Councillor Narinder Bains - Cowplain

No Comment.

Developer Services, Southern Water - 17/05/2022

It appears that the developer is intending to build close to the 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 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

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).
Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

Developer Services, Southern Water - 28/06/2022

Thank you for your letter dated 08/06/2022.

Further to our previous response dated the additional information submitted indicates the proposed development within the standard easement zone.

An application under Build-close is to be submitted and approved by Southern Water before implementing on the site.

The comments in our response dated on 17/05/2022 remain unchanged and valid.

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: 11

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
- (iv) Trees
- (v) Drainage
- (vi) 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 The proposed works would have facing brickwork with grey roof tiles/slates to match the existing property. This is considered to be inkeeping with the main dwellinghouse and character of the area.

7.4 The proposed works would be visible from the street scene. As the property is set back from the street and the property would not extend out further than the existing properties to the west it is considered to be inkeeping with the character of the area. Furthermore, the proposed extension would appear subservient to the host dwelling not extending beyond the existing ridge of the property. Therefore the proposal is considered to be inkeeping with the character of the area.

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 Due to the size and position of the proposed extension it is not considered to have a negative impact upon any neighbouring properties.

7.7 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.

(iv) Trees

7.8 The Council's Arboriculturalist commented on the application stating it would be recommended that a suitably worded condition is imposed requiring the applicant to provide further information for our consideration prior to works commencing onsite. This should be in the form of an Arboricultural Impact Assessment and Method

Statement in accordance with BS5837:2010. An Arboricultural Method Statement was submitted and the Council's Arboriculturalist raised no objection subject to a condition for methodology to be adhered to. This has been added to the decision.

(v) Drainage

- 7.9 Southern Water were consulted on the application requesting a prior commencement condition which detail measures to protect public sewers. A condition to this regard has been added to the decision and agreed by the applicant's agent. Furthermore, an informative has been added to the decision.

(vi) Parking

- 7.10 The proposed development would increase the number of bedrooms from 4 to 5. Therefore 3 car parking spaces are required according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate this.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and 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/22/00298

- 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:

Location Plan
Block Plan
Proposed Elevations
Proposed First Floor Plan
Proposed Ground Floor Plan
Appendix 1 - Tree Quality Assessment Plan
Appendix 2 - Root Protection Plan
Appendix 3 - Tree Protection Plan
Appendix 4 - Default Specification for Protective Barriers
Appendix 5 - Examples of Above Ground Stabilising Systems
Arboricultural Method Statement

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 Prior to the commencement of the development hereby permitted measures shall be undertaken to protect public sewers which shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved measures.

Reason: In the interests of protecting public utility 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.

- 5 The proposed development approved shall be carried out in accordance with the Arboricultural Method Statement by Johnston Tree Consultancy dated June 2022 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the Willow Tree located to the front of No.19 Summerhill Road is retained and adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.