

Recommendation: **GRANT PERMISSION**

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

Councillor Gary Hughes

No comment

Councillor Husky Patel

No comment

Councillor Ms C Howard - Purbrook Ward

No comment

Developer Services, Southern Water

The attached plan shows that the existing building lies over an existing public foul sewer. If the works to be carried out will alter the existing foundation line or depth or the structural load applied on the sewer it will be necessary for the applicant to contact Southern Water.

Please see the attached extract from Southern Water records showing the approximate position of our public foul and surface water sewers in the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water.

Please note:

- The 225 mm public foul sewer requires a clearance of 3 metres on either side of the public foul sewer to protect it from construction works and to allow for future maintenance access.
- No new development or tree planting should be carried out within 3 metres of the external edge of the public foul sewer without consent from Southern Water.
- The 1200 mm public surface water sewer requires a clearance of 5 metres on either side of the public surface water sewer to protect it from construction works and to allow for future maintenance access.
- No new development or tree planting should be carried out within 5 metres of the external edge of the public foul sewer without consent from Southern Water.

- No new soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public foul 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 any new 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

Environment Agency

No comment 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Parking
- (v) Flood risk

- (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 This proposal comprises a hip to barn hip roof extension to both sides of the roof .To the rear a pitched roof dormer is proposed with a juliet balcony. The existing detached garage would be converted to a study and garage/workshop with rooflights , a new pitched roof and windows to the rear and side as well as a new door to the side . Other elements of the proposal include the addition of a 90 cm brick built walls to both side boundaries of the site which would step up to fencing towards the rear elevation of the dwelling. The additional space at first floor level would allow for a master bedroom with a walk in wardrobe and ensuite bathroom. The bedroom would be served by one rooflight to the front elevation and two rooflights on the roof of the rear dormer. The landing would be served by a front rooflight as would the ensuite bathroom. At ground floor level bi-fold doors would be added to the rear elevation with two high level rooflights. Proposed materials would match existing.
- 7.4 It is considered that whilst there is a pattern of development in terms of design in the row of bungalows which this property forms part of , there are also many properties in the immediate streetscene which have undergone some change to the roof form. No 48 directly adjacent to the site has undergone significant alteration, with no 45 on the opposite side of the road altered in a similar manner to this proposal. Many dwellings have had dormers added to the roof or some form of roof extension. With this in mind the proposed alterations to the roof are not considered to appear out of keeping with the streetscene and are deemed to be relatively modest when judged within the context of the host dwelling. The rear dormer would be centrally sited and therefore set off from the sides of the roof slope . Whilst it's not set down from the ridge or up from the eaves the overall design is considered to be generally subservient within the roof slope. The brick wall and alterations to the garage are considered to be acceptable changes.
- 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 To the east of the application site is no 44 Alameda Road. There are two side elevation windows set back towards the rear of the property facing towards the application property. There is little planning history on this property however if the layout is the same as the application property the larger window would be a lounge window with dual aspect from the front elevation bay window. This proposal would result in an increase in roof bulk with the increase in the height of the side elevation wall within close proximity of no 44 as there's around a 2 metre separation distance. It is, however noted that the close proximity means that there is already a reasonable impact on this window from the existing roof form of no 46. No 44 is also sited slightly back behind no 46. Although there would be some impact on this window, however the increased harm from the existing situation is not considered to be harmful enough to justify a refusal on this basis. The proposed dormer would offer views mainly down the rear garden of the application site and therefore there would not be harmful overlooking.

7.7 To the west of the application site is no 48 Alameda Road . This property has been extended in the last 5 years, with a utility window located on the side elevation facing the application site. Whilst there would be some increase in bulk of the roof form , this is not considered to result in harmful loss of light to habitable rooms. The roof light windows serving dressing rooms at no 48 are already higher level and angled upward, so are not deemed to be impacted by this proposal which has a partial hip away from no 48. The rear dormer rooflight would be high level and the rear dormer would offer views directly down the garden of the application site and not directly down toward private amenity spaces of adjacent properties. The garage would be sited adjacent to the existing garage at no 48 and therefore no harm from the garage has been identified.

7.8 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) Parking

7.9 This proposal would result in one additional bedroom which does not require additional on site parking as stipulated in the Havant Parking SPD.

(v) Flood risk

7.10 This site is within Flood Zone 3 . A Flood Risk Assessment has been provided by the applicant which states that floor levels will match the floor levels of the existing dwelling.

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/22/00465

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:

Flood risk assessment uploaded on the 07.06.2022

PL.590.22.01 Location and block plan

PL.590.22.04 Proposed floor plans

PL.590.22.05 Proposed elevations 1 of 2

PL.590.22.06 Proposed elevations 2 of 2

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, or 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.