
Site Address:	118 Rowan Road, Havant, PO9 2UU		
Proposal:	Proposed single storey front extension with associated external works		
Application Type:	Full Planning Permission		
Application No:	APP/22/00640	Expiry Date:	02/09/2022
Applicant:	Mr S Legg		
Agent:	Mr Edward Caush	Case Officer:	Lewis Ford
	Edward Caush Associates		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 118 Rowan Road, Havant, PO9 2UU.

The locality is predominantly residential in nature and the site, itself, comprises a 2-storey, 3-bedroom, end-of-terrace dwellinghouse. The dwellinghouse is part of a staggered terrace of 5no. dwellinghouses – Nos 118 to 126 Rowan Road. The latter properties (Nos 124 and 126) extend out further than the former properties, whilst Nos 120 and 122 have constructed enclosed front porches which extend out as far, or slightly less than, the front elevations of Nos 124 and 126.

The dwellinghouse, which is the subject of this application, comprises brick and tile construction with UPVC windows and doors. More specifically, the front “principal” elevation includes white painted brick, brown hanging tiles and an existing open porch. The front curtilage of the property can accommodate 2no. parked vehicles via a dropped kerb off Rowan Road, and the dwellinghouse is adjacent to grassed amenity space which forms part of the curtilage of the flatted development to the south-east.

2 Planning History

HWU/04465 – REFUSAL in Oct 1956 for use of land for residential development.

HWU/15450 – REFUSAL in May 1963 for residential development at Locks Farm.

HWU/15450/1 – REFUSAL in Mar 1967 for residential development at Locks Farm.

HWU/15450/7 – PERM in June 1973 for 95no. houses and 36no. flats

3 Proposal

Proposed single storey front extension with associated external works.

Please note, the Agent / Applicant have also included the proposed single-storey rear extension on the submitted plans. However, they have confirmed that this does not form part of the application and that the proposed rear extension will be delivered under permitted development rights (PDR).

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

CS14 (Efficient Use of Resources)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS19 (Effective Provision of Infrastructure)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

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 I Payter - St Faiths

No comments received.

Councillor P Munday - St Faiths

No comments received.

Councillor T Pike - St Faiths

No comments received.

Developer Services, Southern Water

There is an existing Build Over Agreement (SWS-BO-5659) with Southern Water in place relating to the proposed development site. The public sewer should be protected strictly in accordance with the details and conditions approved during this Build Over Public Sewers application process. Any changes to the approved line or depth of foundations, or adding additional loads, shall be considered as an amendment to the agreement and shall be consulted with Southern Water.

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: <https://developerservices.southernwater.co.uk/> and please read out 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 reflect 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 of new developments. Guidance on Building Regulations is here:

<https://www.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 at:

Address: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX

Telephone: 0330 303 0119

Website: southernwater.co.uk

Email: southernwaterplanning@southernwater.co.uk

Portsmouth Water Company

The Portsmouth Water Catchment Management Tea has reviewed this application from a groundwater quality protection perspective and have no subsequent adverse comments to make. This is due to the development's small nature and location within SPZ 1c of the groundwater catchment.

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: 22

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 The Agent previously enquired about the opportunity for single storey front and rear extensions at the application site. An officer opinion was provided, at the time of the enquiry, explaining that the proposed single storey front extension would require formal planning permission, whilst the proposed single storey rear extension could be delivered under the permitted development rights (PDR) set out under **Schedule 2, Part 1, Class A** of the Town and Country Planning (General Permitted Development) (England) Order 2015, also known as the **GPDO**. However, it was stressed to the Agent that the comments provided were the opinion of an individual planning officer and that the advice did not represent a formal determination by the Council as to whether the proposed rear extension would be lawful. To date, the Agent has not applied for a Lawful Development Certificate (LDC) for the proposed single storey rear extension, and the rear extension has not been included in the description of this application. As such, only the proposed single storey front extension is the subject of this application and subsequent report.
- 7.2 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 the Character of the Area & Appropriateness of Design
 - (iii) Impact on Neighbouring Properties
 - (iv) Parking
 - (v) Source Protection Zone (SPZ)
 - (vi) Utilities
- (i) Principle of Development
- 7.3 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 the Character of the Area & Appropriateness of Design
- 7.4 The proposed single storey front extension would span the entire width of the existing dwellinghouse and would accommodate a larger WC and shower (east), entrance hallway (centre), and lounge (west). The front extension would comprise a depth and width of approximately 1.3m and 7m respectively, and would include a mono-pitched roof with an eaves height and maximum height of approximately 2.6m and 3.05m respectively.
- 7.5 The Havant Borough Design Guide SPD explains that householder developments should be modest, subservient, and sympathetic to the existing dwellinghouse, and should look to the existing dwellinghouse (and its neighbours) as the main reference points for appearance, materials, and detailing. The proposed front extension would comprise brickwork, plain tiles, and UPVC windows and doors to match the existing dwellinghouse. In addition, the proposed pitched roof would broadly follow the roof angle and slope of the existing roof. All the above accords with the recommendations of the Design Guide SPD.

- 7.6 The Design Guide SPD further advises that front extensions should be carefully considered as they hold a prominent position on the principal elevation of a dwellinghouse. As such, they should enhance rather than detract and/or overwhelm the streetscene. The proposed front extension would break the existing uniform building line of Nos 118 to 122 Rowan Road. However, when considered against the entire staggered terrace (Nos 118 to 126 Rowan Road), the proposed front extension would be broadly in line with the enclosed porch at No. 122 Rowan Road, and would not extend as far as the existing principal elevations at Nos 124 and 126 Rowan Road. In addition, the front door would continue to be positioned centrally as recommended by the Design Guide SPD.
- 7.7 The Design Guide SPD warns that areas of hardstanding should not dominate and create an environment which is harsh and unwelcoming. More specifically, the SPD explains that areas of hardstanding used to park vehicles can create bland, uninteresting, and unattractive environments. To soften the appearance of the proposed development, whilst also retaining 2no. vehicular parking spaces (see Section 7(iv) below), the proposed plans include new planting along the entire north-western boundary (to a depth of 1.2m) whilst retaining the existing hedge.
- 7.8 Moreover, the appearance, design, and mass of the proposed single storey front extension is deemed to be acceptable in the context of the application site and the locality. It is considered that the proposed development would not result in an adverse impact on the visual amenity of the area and, as such, it would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.9 The Havant Borough Design Guide SPD states that householder developments must not create an adverse effect on neighbouring properties. The existing front door and front windows would be brought forward by approximately 1.3m. It is not considered that this would lead to any overlooking and/or loss of privacy above existing levels. In terms of overshadowing and/or loss of light, the proposed front extension has the potential to impact the existing window on the southern front elevation at No.120 Rowan Road. The Design Guide SPD explains that, to mitigate the extent / potential for overshadowing, any proposed extension should not result in the centre of the existing window at No.120 Rowans Road being within a combined plan and section **45-degree overshadowing zone**. In order to assess / determine the above, the Agent has shown the following on the amended proposed plans:
- A 45-degree angle/line drawn from the top corner of the proposed extension towards the neighbour's window; and
 - A 45-degree angle/line drawn back from the end of the proposed extension towards the neighbour's window.
- 7.10 The SPD explains that if the centre of the window of No.120 lies on the extension of both 45-degree angles/lines (emphasis added), then the proposed extension is likely to cause a noticeable reduction in sky light. In reviewing the amended proposed plans, it has been shown that the centre of No.120's existing window would only lie on one of two of the 45-degree angles/lines. It is recognised that the proposed development would lead to a degree of overshadowing and loss of light at No.120. However, it is considered that the extent of overshadowing would not warrant refusal in this instance, especially when the window in question at No.120 Rowan Road is a high-level, obscure glazed, toilet window, and not a habitable room.

- 7.11 Consequently, it is considered that the proposed single-storey front extension would not result in an unacceptable impact on the amenities of No.120 Rowan Road and, therefore, would not warrant refusal for planning permission in this instance. As such, it is considered that the proposed front extension would not be contrary to 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) Parking

- 7.12 The Havant Borough Parking SPD, which supplements Policy DM13, states that the minimum vehicular parking requirement for a 3-bedroom dwellinghouse is 2no. vehicular parking spaces. The “Amended Proposed Ground & First Floor Plans” (Drg no: 21:2104:L(2-)-101 02 REV C) shows the inclusion of an Electric Vehicle (EV) charge point, and space to accommodate 2no. vehicular parking spaces both measuring 4.8m in length by 2.4m in width, within the front curtilage of the site. The above accords with Policies CS14 and DM13 in the Havant Borough Local Plan (Core Strategy) 2011.

(v) Source Protection Zone (SPZ)

- 7.13 The site is entirely within Source Protection Zone (SPZ) 1c in the Portsmouth Water Ground Catchment. The Portsmouth Water Catchment Management Team has reviewed the proposal from a groundwater quality protection perspective and has no subsequent adverse comments to make. This is due to the small nature and location of the development within SPZ 1c of the groundwater catchment. As such, it is considered that the proposed development would not have an adverse impact on the Source Protection Zone (SPZ).

(vi) Utilities

- 7.14 There is a Southern Water foul sewer line running under Rowan Road, along with a second foul sewer line running parallel to the side elevation, and under the existing rear garden, of the application site. Southern Water has confirmed that a Build Over Agreement is in place for the proposed single-storey rear extension which is proposed to be delivered under permitted development rights (PDR) and is not subject to this application. Notwithstanding the above, Southern Water has also advised that it may be possible that a sewer (now deemed to be public) could be crossing the development area of the proposed front extension. As such, Southern Water has advised that, in the instance that any sewer is found during the construction of the single-storey front extension, an investigation of the sewer will be required to ascertain its ownership before any work can commence or recommence 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 single storey front extension would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed single storey front extension is, therefore, considered to be appropriate and 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/22/00640 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:

Cover Letter & Application Form (Dated 31 May 2022)

Drg No: 21:2104:L(2-)001 05 REV 01 – Location & Site Plans

Drg No: 21:2104:L(2-)002 06 REV A – Existing Ground & First Floor Plans

Drg No: 21:2104:L(2-)003 07 REV 01 – Existing Roof Plan

Drg No: 21:2104:L(2-)004 08 REV A – Existing Elevations

Drg No: 21:2104:L(2-)101 02 REV C – Amended Proposed Ground & First Floor Plans

(Published 19 August 2022; single storey front extension element approved only)

Drg No: 21:2104:L(2-)102 04 REV 01 – Proposed Roof Plan

(Published 01 July 2022; single storey front extension element approved only)

Drg No: 21:2104:L(2-)103 03 REV B – Amended Proposed Elevations

(Published 19 August 2022; single storey front extension element approved only)

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 single-storey front extension 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 having due regard to Havant Borough Local Plan (Core Strategy) Policies CS19 and DM10 and the National Planning Policy Framework.