
Site Address:	7 Lime Grove, Hayling Island, PO11 0HS		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00226	Expiry Date:	06/06/2022
Applicant:	Mr & Mrs Warren		
Agent:	Mr M Farrer	Case Officer:	Selina Donophy
	MF Designs Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site consists of a detached two storey chalet bungalow located at the west end of the cul de sac. This property has a pitched roof with a protruding element to the rear. dormer windows are located to the front facing roof slope and to the side facing roof slopes of the rear protruding section where there is a balcony to the rear. Towards the front of the site is a driveway leading to a detached garage located to the side of the main dwelling.

2 Planning History

APP/13/01059 - Pitched roof front dormer and alterations to remaining front dormers; rear extension including terrace at first floor level; new lift shaft to rear., PERM,11/12/2013
APP/14/00951 - Front dormer, rear extension including first floor terrace and protruding lift to rear section of roof (revised application)., PERM,05/11/2014

3 Proposal

Single storey rear extension.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No comment received

Councillor Brenda Linger - Hayling West

No comment

Councillor Clare Satchwell - Hayling West

No comment

Councillor I Scott Hayling West

No comment

Countryside Access Team

Public Rights of Way appear to be unaffected by the proposals. We therefore have no objection.

County Ecologist

No comment received

Developer Services, Southern Water

It appears that the developer is intending to build close-to a public surface water 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-to 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 close-to a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk

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.

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 and surface water 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

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
None 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) Drainage
- (v) Flood Zone

(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. There is a public footpath running to the rear of the site however this would not be affected by the proposals and the Countryside Access Team have been consulted, upholding no objection to this proposal.

(ii) Appropriateness of design and impact on the character of the area

7.3 This proposal comprises a single storey side extension which would be located on the north side of the dwelling, infilling the space between the existing utility room and kitchen. The extension would have a width of approximately 3.06 metres, a depth of 4 metres and a height of 2.2 metres to eaves level and 3.6 metres to ridge level as the extension would have a pitched roof. The snug would be served by windows to the rear and side elevations as well as a port hole window to the rear elevation. Proposed materials would match existing.

7.4 The proposed extension would be located behind the bulk of the main dwelling and therefore would not be highly visible from the public realm. It is noted this property has previously undergone extensions however the additional footprint created by the proposal is not considered to result in unacceptable development and would be formed from matching materials in keeping with the host dwelling. The pitched roof would be in keeping with the existing roof form and therefore the proposal is deemed to be an acceptable addition.

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 south of the application site is no 8 Lime Grove - the extension would be sited on the other side of the dwelling and would not impact this property.

7.7 To the north of the application site is no 6 Lime Grove. The extension would be set off the side boundary shared with no 6 by approximately 6 metres however the property is also angled away from the boundary, increasing the gap. There is a boundary fence separating the properties where no 6 has a gable wall adjacent followed by a conservatory to the rear.

The extension would have the roof sloping away from no 6 and is not deemed to result in harmful overshadowing to this property. There is already a window on the side elevation serving the kitchen and as this would be set at ground floor level, no overlooking harm 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) Drainage

- 7.9 There is a surface water sewer running through the site. Southern Water have been consulted on this proposal and have requested a pre-commencement condition be applied whereby the applicant advises of sewer protection measures prior to commencement. This has been agreed by the applicant.

(v) Flood zone

- 7.10 This site is located within Flood Zone 3. A Flood Risk Assessment has been provided stating that floor levels will remain equal to the existing property being approx. 150mm above adjacent ground levels. No additional bedrooms are proposed. It is not considered that this domestic proposal would increase flood risk.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is acceptable in drainage and flood risk terms 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/22/00226 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 12.04.2022
3290P01 Proposed ground floor plan
3290P02 Proposed elevations
3290P03 Location and block plan

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 development, details of the measures to be undertaken to protect the public sewer on the site during the course of the construction shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full accordance with the approved measures and retained thereafter during the construction work for the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the public sewer having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.