
Site Address:	17 St Johns Avenue, Waterlooville, PO7 5PJ		
Proposal:	Proposed single storey rear and single storey side extensions		
Application No:	APP/21/01341	Expiry Date:	16/01/2022
Applicant:	LM & AM Davies		
Agent:	Nick Meredith	Case Officer:	Julie Terzoudis
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application relates to one half of a pair of semi-detached, two-storey dwellings located at 17 St Johns Avenue, in Waterlooville. The dwelling incorporates a front bay window, with a single garage set upon the northern elevation of the dwelling. The dwelling incorporates a 6.0m setback from the public highway, with a driveway comprising of a mix of black tarmac and gravel, located forward of the dwelling, supporting parking for two vehicles.
- 1.2 The wider area comprises of a mix of single-storey detached and two-storey semi-detached and detached dwellings with intermediate setbacks from the main road and on-site parking or garaging.

2 Planning History

APP/19/00616 - Single storey side and rear extensions and part two storey rear extension., PERM,15/08/2019

3 Proposal

- 3.1 The application seeks planning permission for the demolition of the existing garage and rear conservatory, and for the construction of a flat-roof single-storey rear and single-storey side extensions, finished in painted brickwork to match the existing.
- 3.2 The proposed side extension would sit over the existing footprint of the garage and be utilised as a storeroom. Approximately 20 square metres of additional internal floor space would be created through the proposed development. A number of internal alterations would also be made.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice guidance 2016
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan
E1* (High quality design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non-Statutory Consultations

Councillor Gary Hughes

No comments received.

Councillor Husky Patel

No comments received.

Councillor Ms C Howard - Purbrook Ward

No comments received.

Developer Services, Southern Water

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

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.

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 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

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

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) Highways and parking
- (v) Southern Water infrastructure

(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 works proposed to the replacement extension garage and associated fenestration would be visible from streetscene. However, the dimensions replicate that of the existing garage and the fenestration proposed comprising of stained hardwood double doors, would not appear incongruous within the existing character of the streetscene. The rear extension is set to the rear of the dwelling and would not be visible from the public realm. It is therefore considered the proposed works would not result in any visual impacts to the existing character of the street.

- 7.4 The proposed rear extension would be a low-level minor addition to the main dwelling and would remain subservient to the host dwelling. The proposed construction materials of painted brick would match that on the host dwelling, positively linking the extension with the existing building.
- 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, 2011). 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 The proposed development is single-storey in nature and would not result in any overshadowing or overbearing impacts to either of the neighbouring occupiers at No. 15 or No. 19 St Johns Avenue. The limited height of the proposed development removes the possibility of overlooking impacts being introduced and no privacy concerns are raised.
- 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, 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways and parking

- 7.8 No increase in bedrooms would result from the proposed works, therefore there would be no requirement for additional on-site car parking over and above that which is already existing.

(v) Southern Water infrastructure

- 7.9 As part of the planning assessment, the application was referred to Southern Water for review. Comments received from Southern Water raised issue with the proximity of the proposed development to existing infrastructure to the rear of the property in the form of a public foul sewer potentially crossing the site. To ensure the public infrastructure is sufficiently protected, a condition will be placed on the approval requiring a scheme to be submitted, detailing the measures proposed to protect the public sewers, to be approved in writing by the Local Planning Authority.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01341, 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:

Location Plan

Existing Elevations and Ground Floor Plan Drw. No. 21/289/01

Proposed Ground Floor Plan Drw. No. 21/289/02

Proposed Elevations Drw. No. 21/289/03

Existing and Proposed Site Plans Drw. No. 21/289/04

All received 15 December 2021.

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 No development shall take place until a scheme showing measures to protect the public sewers has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the public sewage network is protected during the development in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.