
Site Address:	4 Culver Drive, Hayling Island, PO11 9LX		
Proposal:	Rear extension with wrap around side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00567	Expiry Date:	05/09/2022
Applicant:	Mr Paget		
Agent:	Mr Cox	Case Officer:	Joseph Toole
	ASC Design services LTD		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

4 Culver Drive, Hayling Island, is a detached two storey property located to the west side of Culver Drive. The property comprises blue render and concrete roof tiles. Vehicular access is from Culver Drive with parking to the side.

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

The property is located within Flood Zone 2/3.

2 Planning History

07/72341/000 - Two storey rear extension and loft room., REF,25/09/2007

3 Proposal

The proposed development would involve the removal of the storage room and conservatory with the erection of a rear extension with wrap around side extension. The proposed side extension would be used as a kitchen area with a width of approximately 1.7 metres, a depth of approximately 3.5 metres with a part pitched roof having a maximum height of approximately 3.4 metres. The proposed rear extension would be used as a dining room and lounge and have a width of approximately 8.5 metres, a depth of approximately 3.6 metres with a flat roof having a maximum height of approximately 3.1 metres.

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)
CS19	(Effective Provision of Infrastructure)
DM10	(Pollution)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling East

No Comment.

Councillor R Raines - Hayling East

No Comment.

Developer Services, Southern Water

It appears that the developer is intending to build- close to a 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 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: <https://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

Engineering/Drainage

No Comment.

Environment Agency

No Comment.

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: 8

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) Drainage
- (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 The front and sides of the proposed side extension would have matching materials to existing. The proposed rear extension would have white render with a small part being stone cladding. In terms of the roofing most of the extension's roof would be flat GRP finish and the front aspect would have matching roof tiles to the existing. These materials are considered to be in keeping with the context of the main dwellinghouse and character of the area.

7.4 Part of the proposed works would be visible from the street scene in the form of the proposed side extension. The proposed works would replace the existing storage room and conservatory thus it is considered to appear subservient to the host dwellinghouse. It must be noted that the proposed works would reduce the garden space of the property falling below the 10m guideline for garden depths set out in the Design Guide SPD. However in assessing an appeal which raised similar issues under Application APP/15/01209 an Inspector commented that the 10 metre garden depth is "a general guideline rather than any statutory minimum and there should be some flexibility to allow residents an element of choice." It is also noted that a number of other properties in the area have small garden areas. Therefore, on balance, the rear extension is considered to be in keeping with the character of the area and would not result in an unacceptable overdevelopment of the site.

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 front there would be a window within the proposed side extension serving the kitchen. This would face out onto the Culver Drive and the front gardens of the properties opposite thus not considered to cause harmful overlooking.

7.7 On the north side facing the rear boundary with No.20 Southwood Road there would be no side windows within the proposed extensions. Due to its flat roof design and existing screening of 1.8 metre high fencing it is not considered to have an adverse impact upon the neighbouring occupiers.

- 7.8 On the south side facing the shared boundary with No.6 Culver Drive there would be two high level windows within the proposed rear extension. These would be non looking thus not considered to cause harmful overlooking to the neighbouring property. Due to its separation distance with a driveway inbetween the proposed extension is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers at No.6.
- 7.9 To the rear there would be a set of bi-folding doors within the proposed rear extension facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing along all boundaries it is not considered to cause harmful overlooking. There would also be raised decking to the rear, although given its limited height, would not increase opportunities for overlooking.
- 7.10 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

- 7.11 Southern Water were consulted on the application requesting a prior commencement condition outlining measures regarding the protection of public sewers. The applicant has agreed to this and the condition has been added to the decision.

(v) Flood Risk

- 7.12 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not affect these areas.
- 7.13 The application site is partly in Flood Zone 2/3 with the proposed works located within Flood Zone 2. The applicant's submission confirms that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the development will be incorporated where appropriate. The proposed development is classed as minor development and unlikely to increase the risks associated with flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

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/22/00567

- 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:

Site Location Plan
Proposed Plans - P01
Flood Risk Assessment

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.

- 4 Prior to the commencement of the development hereby permitted the measures which will be undertaken to protect public sewers 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.