
Site Address: 2 Priorsdean Crescent, Havant, PO9 3AT
Proposal: Proposed single storey front extension. All external elevations of the existing property and proposed extension to be rendered light grey in colour.
Application Type: Full Planning Permission
Application No: APP/22/00542 Expiry Date: 21/07/2022
Applicant: Mr Rutkowska
Agent: Mr Cox Case Officer: Denise Sheath
ASC Design services LTD
Ward: Barncroft

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 2 Priorsdean Crescent is an end of terrace two storey dwelling situated to the south east side of the Highway in Havant. The dwellinghouse is constructed of a red/brown render with concrete tiles and has a brown UPVC around the windows. The application site forms the corner plot of Priorsdean Crescent and Barncroft Way and has a porch to the front. The boundary surrounding the site is mixed with 1m high and staggered 1.8m fencing to the front with 2m high fencing to the western boundary of the dwellinghouse.
- 1.2 No 2 is set down in its plot compared to the boundary and land to the side which increases the screening surrounding the property. Mature trees are also present along both streetscenes providing further screening of the property. The amenity space to the rear is large in size and is laid as lawn.

2 Planning History

52/02094 - for the erection of 420 Wimpey Houses. UNK 22/12/1952

APP/18/00466 - Single storey front and side extension with rendered walls and hipped roof. WD 11/07/2018

APP/19/00120 - Single storey front and side extension with rendered walls and hipped roof. PERM 22/03/2019

3 Proposal

Proposed single storey front extension. All external elevations of the existing property and proposed extension to be rendered light grey in colour.

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

CS16 (High Quality Design)
CS19 (Effective Provision of Infrastructure)
DM10 (Pollution)

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

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.

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

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

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) Impact on Sewers
- (v) Southern Gas

(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 No 2 shall be to the front only and shall be viewable from both streetscenes of Priorsdean Crescent and Barncroft Way as the application site forms a corner plot. However, the site is positioned lower down in its plot which maximises the screening surrounding the property. Combined with a mature tree line being in place along both streetscenes the visual impact of No 2 is significantly reduced which in turn, would also ensure that the proposed extension to the front is not as prominent with a reduced visual impact.

7.4 The proposed front extension will be up to the west side boundary and set away from the east boundary by approximately 2.9m. The works are considered to be modest in scale at approximately 2m deep only and from the works replacing an existing porch structure the visual appearance of No 2 is considered to not be significantly altered as a result.

7.5 It is noted that there are no other forward extensions on the dwellings within the terraces along Priorsdean Crescent. However, due to the existing structure already in place the replacement extension is not considered harmful to the visual impact that No 2 has. Combined with the set down of the property, screening in place and modest scale of the extension the works, on balance, are considered to create a subservient and acceptable appearance on No 2 which would not substantiate a refusal of planning permission based on the lack of other examples within the streetscene. Therefore the development is considered to be acceptable.

7.6 Part of the proposal is to replace the existing red/brown render to all elevations of the property and proposed front extension with render light grey in colour. It is noted that the properties within this section of the streetscene of Priorsdean Crescent are rendered with a mixed pallet of colours consisting of red/brown, white, beige and light grey, the amendment to the colour of the render to the property would not be out of keeping nor would it have a harmful impact on the character of the streetscene.

- 7.7 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

- 7.8 The proposed development is modest in scale and shall be set off the shared boundary to the east by approximately 2.9m which combined with no windows proposed in the side elevation is considered to result in a neighbourly and acceptable impact.
- 7.9 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) Impact on sewers

- 7.10 The extension is close to an existing sewer and Southern Water have requested a condition in order to protect the sewer. The extension does not now appear to project closer to the sewer than the side of the existing building. A pre-commencement condition is recommended to ensure protection of the utility asset, this condition has been agreed by the applicant and agent.

(v) Southern Gas

- 7.11 Southern Gas were consulted on this application and provided information relating to when works get carried out. Relevant information can be provided to the applicant by way of an informative

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/22/00542 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:

Application Form

Site Location Plans - Drawing No.18.rutkoswka-SLP

Existing Ground Floor Plan - Drawing No. 18.02KR.PR.01

Existing First Floor Plan - Drawing No. 18.02KR.PR.02

Existing Elevations - Drawing No. 18.02KR.PR.03

Proposed Ground Floor Plan - Drawing No. 18.02KR.PR.04

Proposed Front Elevation - Drawing No. 18.02KR.PR.05

Proposed Side and Rear Elevations - Drawing No. 18.02KR.PR.06

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 The development hereby permitted shall not commence unless and until details of measures to be undertaken to protect the adjacent public sewer have been 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 details.

Reason: To protect drainage infrastructure and prevent pollution having due regard to policies CS19 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.