
Site Address:	48 Jessie Road, Havant, PO9 3TH		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00085	Expiry Date:	29/04/2022
Applicant:	Mr Umeshan Kandasamy		
Agent:	Mr Graham King	Case Officer:	Lewis Ford
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is No.48 Jessie Road, Havant, PO9 3TH. The site comprises a 1950s, 3-bedroom, terraced dwellinghouse of traditional brick and tile construction. The dwellinghouse is in a residential area and the surrounding properties do not differ greatly in terms of design, style, and tenure. In terms of vehicular access, the site includes an existing driveway and hardstanding which is accessed via a dropped kerb off Jessie Road.

2 Planning History

HWU/00377 – Permission in April 1949 for the development of Park Farm Estate.
HWU/00892/3 – Permission in May 1950 for the erection of dwellinghouses.
APP/22/00028 – Withdrawn prior notification for a single storey development.
APP/22/00053 – Withdrawn prior notification for a single storey development.
APP/22/00086 – Single storey rear extension (Option 2).

3 Proposal

Single storey rear extension (Option 1).

Please note, an alternative smaller proposal has been submitted under ref. APP/22/00086.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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 Pamela Crellin - Barncroft

No comment.

Councillor Yvonne Weeks - Barncroft

No comment.

County Ecologist

The proposed development is within 50m of a Pipistrelle Bat species roost which is a notable and protected species. However, the proposal will not have any negative impact on protected species such as bats, and no further survey work or mitigation will be required.

Developer Services, Southern Water

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.

In situations where surface water is being considered for discharge to our network, we require the following hierarchy for surface water – reuse, infiltration, watercourse, storm sewer, and combined sewer – to be followed which is reflected in Part H3 of Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

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.

Portsmouth Water Company

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

Southern Gas Networks - Stage 1

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 confirmation the position using hand dug trial holes.

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. This information must be provided to all relevant people (direct labour or contractors) working on or near the gas pipes

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 The proposed development would comprise the demolition of the existing single-storey rear extension and pergola. The existing extension is currently used as a utility room and WC / shower room and comprises an approximate width and height of 2.8m and 3.35m respectively. In terms of depth, the existing extension is attached to the main dwellinghouse via a corrugated roof to provide a 1.7m wide walkway between the main dwellinghouse and the existing extension. Finally, the existing extension has a depth of approximately 2.8m, but this extends to 4.5m when the existing walkway is considered.
- 7.2 The existing rear extension and pergola would be replaced with a single-storey rear extension which would comprise a width, depth, and maximum height of approximately 6.5m, 6m and 3.4m respectively. Please note, the maximum height takes into account the proposed 3no. roof lights and the (slight) level change. The proposed rear extension would be used for a playroom, shower room (with WC), study and utility room.
- 7.3 The applicant previously applied for a Lawful Development Certificate (LDC) for all the above under reference APP/22/00028 on 25 January 2022. The LDC application was reviewed, and it was concluded that the proposed development would not have met all the criteria set out under **Schedule 2, Part 1, Class A** of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Following the above being communicated to the agent, the LDC application was withdrawn on 09 February 2022, and a householder planning application – the basis of this report – was submitted and validated on 04 March 2022.
- 7.4 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) Impact on Protected Species
 - (v) Impact on the Source Protection Zone (SPZ)
 - (vi) Impact on Utilities
- (i) Principle of Development
- 7.5 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
- 7.6 The Havant Borough Design Guide SPD states that extensions should:
- (1) Be smaller and subservient in comparison to the main dwellinghouse; and
 - (2) Look to the existing dwellinghouse and the locality as the main reference points for appearance, materials, and detailing.

- 7.7 In terms of mass and bulk, the proposed extension is considered to be rather large given that it would:

Extend across the whole width of the existing dwellinghouse; and
Result in a 75% increase in depth at ground-floor level; and
Have a surface floor area of 39sqm.

- 7.8 However, notwithstanding the above, the proposed extension would be smaller in height and depth – by approximately 0.2m and 0.7m respectively – in comparison to the adjacent existing rear extension at No.46 Jessie Road (the adjoining property to the west). In reviewing other examples of rear extensions in the locality, it would appear that the mass of the proposed extension would not be unacceptable.
- 7.9 In terms of appearance, materials and detailing, the proposed extension would comprise brick walls and UPVC windows and doors to match the existing dwellinghouse. The only exception would be the proposed external western side door which would be installed to retain access to the enclosed private walkway between Nos 46 and 48 Jessie Road. The proposed western side door would comprise a fire-resistant solid timber side door (without any glazing). As for the proposed flat roof, this would comprise black membrane. Although the Design Guide SPD recommends against flat roofs, it is acknowledged that there are number of examples of flat roofed rear extensions within the locality. As such, it is considered that the installation of a flat roof would not be unacceptable and would not have an adverse effect on neighbouring properties nor the wider locality.
- 7.10 Moreover, the appearance, design and mass of the proposed extension would broadly mirror that of the adjacent existing extension at No.46 Jessie Road to the west. As such, it is considered that the proposed development would not be unacceptable in the context of the application site and its locality and would not result in an adverse impact on the character nor visual amenity of the area. In considering all the above, the proposed development would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.11 The Havant Borough Design SPD advises that rear extensions should:

- (1) Be at least 1m from the boundary with adjacent properties.
- (2) Maintain a distance of at least 8m with the rear boundary.
- (3) Maintain a distance of at least 20m with neighbouring rear properties.
- (4) Avoid overlooking, loss of light and loss of privacy to neighbours.

- 7.12 The proposed extension would meet Points (2) and (3) above as it would maintain a distance of approximately 22m and 30m from the rear boundary and the rear neighbouring property (43b Park Lane) respectively. However, in terms of Point (1) above, the proposed extension would extend across the whole width of the existing dwellinghouse leaving only a minor gap of approximately 0.1m with the eastern and western side boundaries. The impact of the two adjoining properties has been considered further below.

- 7.13 No.46 Jessie Road is the adjoining neighbouring property to the west and includes an existing rear extension which was built out under planning permission reference APP/14/00515. The existing extension at No.46 extends the whole width of the dwellinghouse and is built up to the boundary with No.48 (the application site). It is, therefore, considered that the proposed development at No.48 would not result in an adverse impact on No.46 Jessie Road due to the siting and scale of the existing adjacent rear extension.
- 7.14 No.50 Jessie Road is the adjoining neighbouring property to the east. Unlike the other properties in the locality, No.50 has a much small rear garden of approximately 9m in depth. In comparison No.48 (the application site), has a rear garden of approximately 22m in depth (if the proposed extension was to be built out). The proposed development would result in approximately two thirds of the boundary fence between Nos 48 and 50 Jessie Road being taken up by the proposed rear extension. This may have the potential to appear overbearing to the occupant at No.50 Jessie Road and may lead to a degree of overshadowing and loss of light in the late afternoon and evenings. In addition, it is noted that the occupant at No.50 could not replicate the erection of similar rear extension due to their limited rear garden space.
- 7.15 The Town and Country Planning (General Permitted Development) (England) Order 2015 – under Schedule 2, Part 1, Class A, Criterion (g) - allows for terraced dwellinghouses to erect single-storey rear extensions to a depth of 6m beyond the original rear wall of a dwellinghouse subject to prior notification. Although the proposed development would not currently meet all the criteria under Class A, this could easily be rectified if the height of the proposed eaves was reduced to below 3m. The remaining assessment, therefore, would be the impact on neighbour amenity and, at present, no letters of objection have been received with respect to the proposed development.
- 7.16 On balance, it is considered that the overall height of the proposed development would not result in an unacceptable impact – in terms of overbearing, overshadowing and loss of light – on No.50 Jessie Road as it would only extend just over 1m beyond the existing boundary fence. Consequently, it is considered that the resulting harm would not be unacceptable and, therefore, would not warrant a reason for refusing planning permission in this instance. As such, it is considered that the proposed development would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iv) Impact on Protected Species

- 7.17 The proposed development is within 50m of a Pipistrelle Bat species roost which is a notable and protected species. The agent has completed the required Biodiversity Checklist. The County Ecologist has confirmed that the proposal will not have any impact on the protected species and that, as such, no further survey work or mitigation will be required. In light of the above, it is considered that the proposed development would not be contrary to Criteria (2), (5) and (8) of Policy CS11 nor Criterion (1) of Policy DM8 in the Havant Borough Local Plan (Core Strategy) 2011.

(v) Impact on the Source Protection Zone (SPZ)

- 7.18 The site is entirely within Source Protection Zone (SPZ) 1c in the Portsmouth Water Ground Catchment. The Portsmouth Water Company has confirmed that it does not have any adverse comments from a groundwater quality protection perspective due to the location and small-scale nature of the proposed development in 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) Impact on Utilities

- 7.19 A Southern Water Foul Sewer Line runs along the front of the property under Jessie Road, and a Southern Water Surface Water Sewer Line runs under the rear gardens of the neighbouring properties to the rear of the site. Although it is believed that the proposed development would be over 20m away from both sewer lines, Southern Water has advised that it may be possible that a sewer (now deemed to be public) could be crossing the application site. Southern Water has advised that, in the instance that any sewer is found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further work can commence on site. In acknowledging Southern Water's comments, an appropriate planning condition has been proposed – see Planning Condition No.4.
- 7.20 In terms of the Southern Gas network, the site is in proximity to the Intermediate Pressure (IP) and Medium Pressure (MP) Pipe Buffers. Southern Gas has advised that 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. In addition, Southern Gas has advised that 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. In acknowledging Southern Gas' comments, appropriate informatives have been proposed and all relevant information and guidance from Southern Gas has been passed onto the agent.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and on neighbouring properties. The proposed development 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/22/00085 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:

Drg No: 0054-P-001 – Location Plan
Drg No: 0054-P-003A – Existing & Proposed Plans
Material Specification re Side Door (see email dated 16 April 2022)

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 In the event that public sewers are found at any time when carrying out the approved development which were not previously identified, development shall STOP until details of the measures which will be undertaken to protect the public sewer(s) 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.
- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no windows / doors or other opening shall be constructed within either side elevation of the extension hereby approved without the prior written approval of the Local Planning Authority.
Reason: In the interests of amenities of the occupiers of nearby properties and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.