
Site Address:	2 Khandala Gardens, Waterlooville, PO7 5UA		
Proposal:	Removal of rear bay windows; single storey wraparound side and rear extension.		
Application No:	APP/22/00190	Expiry Date:	20/04/2022
Applicant:	Mr Doran		
Agent:	Mr Bramble-Stewart	Case Officer:	Selina Donophy
	GBS Designs		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located on the south side of Khandala Gardens, Waterlooville. This property has a pitched roof with a barn hip to the front and rear, the elevations are formed from brickwork. To the front at ground floor level is a bay window and double garage which project forward with a paved hardstanding and lawn forming an open boundary with the road.

2 Planning History

None relevant

3 Proposal

Removal of rear bay windows; single storey wraparound side and 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
CS16 (High Quality Design)

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

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No comment

Councillor Elizabeth (formerly Dianne) Lloyd

No comment

Councillor S Milne

No comment

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public surface water sewer asset within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Please note:

- The 225 mm public surface water sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf.

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.

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

Portsmouth Water Company

Thankyou for you correspondence dated 18th March 2022 in regard to Planning Application APP/22/00190 concerning 2 Khandala Gardens, Waterloooville.

The Portsmouth Water Catchment Management Team have 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 developments small nature and location within SPZ1C of the groundwater catchment.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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) Effect on public sewer

(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 This proposal comprises single storey extensions to the side and rear of the property (south and west elevations). The side extension would be located directly to the rear of the garage and would have a width no further than the existing garage wall, extending

down the side of the property towards the rear . It would have a monopitched roof with an eaves height of approximately 2.3 metres . This would allow for the reconfiguration of the ground floor and would create a utility room behind the garage served by a door to the side elevation, followed by an open plan kitchen diner served by 3 rooflights to the side elevation roof slope. The side extension meets the rear extension at the south western corner forming a wrap around extension . The rear extension would have a width of 9.3 metres , a depth of 1.9 metres and an eaves height matching the side extension. This would form a study to the rear served by a window to the side elevation and a window to the rear elevation, and sliding doors would be added to the rear elevation to serve the lounge/study . The living room would also be enlarged with sliding doors added to the rear elevation. There would be some changes to internal doorways also. Proposed materials include brickwork and tiles to match existing.

- 7.4 The proposed extensions would be partially visible from the public realm when viewed from Stakes Hill Road which is located directly to the rear (west) of the application site. Whilst this may be the case the proposed extensions would not appear out of keeping with the host dwelling, matching in materials and remaining subservient in both scale and design. Overall no harm to the wider area or to the host dwelling has been identified.
- 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 4 Khandala Gardens which was originally built in the same design as no 2 The proposed side extension would bring the building line of no 2 closer to no 4 which has a wc and landing window on the side elevation located at ground floor and just above ground floor level. The impact on these windows is considered to be acceptable and no harmful overshadowing or overbearing impact has been identified. The additional study side elevation window would be screened by the fencing between the properties.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Effect on public sewer

- 7.8 As part of their consultation response Southern Water have drawn attention to the existence of a 225mm public surface water sewer located within the rear garden of the application site, and have given a number of advisory comments with regard to the need for the development to have regard to it. From the plans submitted it does not appear that the extension will intrude upon the 3m clearance recommended by Southern Water; nevertheless their comments can be added as informatives to any decision to ensure the applicants are aware of the sewer as a constraint upon development activity at the site.

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/22/00190 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:

B 06 Proposed plans
B 07 Proposed ground floor plan
B 08 Proposed roof plan
B 09 Proposed elevations
B 11 Block plan
B 12 Site plan
B 13 Location 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.