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|-----------------|-----------------------------------------|---------------|--------------|
| Site Address:   | 69 Galaxie Road, Waterlooville, PO8 9AT |               |              |
| Proposal:       | Single storey side extension.           |               |              |
| Application No: | APP/16/00694                            | Expiry Date:  | 31/08/2016   |
| Applicant:      | Mr & Mrs Smith                          |               |              |
| Agent:          | Mr Rosenthal                            | Case Officer: | Bee Crawford |
|                 | Rosenthal Design Services Ltd           |               |              |
| Ward:           | Cowplain                                |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a two storey link detached property and garage which has been previously extended, situated on the corner of Galaxie Road and Lincoln Rise. It has an offset brown tiled pitched and hipped roof and elevations of beige multibrick. The site is level and open to the front with a driveway and grassed area. The rear garden has a patio and lawned area and is enclosed by a 2 metre high fence and wall to the southern boundary, a 1.8 metre high fence to the western boundary and a 1.6 metre high fence to the northern boundary.
- 1.2 Two storey linked detached properties are to the north and opposite, the side aspect of a two storey link detached property is to the rear and the front aspect of a pair of semi-detached chalet style dwellings are to the south. The area is of medium density with two storey link detached properties and semi-detached chalet style dwellings of similar age, and similar and different styles and design.

## **2 Planning History**

06/71719/000 - Two storey extension, permitted 26/10/2006.

## **3 Proposal**

Single storey side extension.

## **4 Policy Considerations**

National Planning Policy Framework

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

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

## **5 Statutory and Non Statutory Consultations**

**Southern Water**

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

'A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW, (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).'

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- A Adequate soakaway or infiltration system
- B Water course
- C Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:-

No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5 metres of a public sewer.

Due to changes in legislation that came into force on 1 October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or at [www.southernwater.co.uk](http://www.southernwater.co.uk).

The proposed development would lie within a Source Protection Zone around one of as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

NB: Informative recommended.

It should be noted that if the site falls within a Source Protection Zone, the Council consults the Environment Agency for commercial development only.

## **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

## **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
- (iii) Effect on neighbouring properties

(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 control criteria.

(ii) Appropriateness of design

7.3 Due to the application site being situated on a corner plot, the proposal would be visible from the public realm, although it does not extend beyond the front elevation of the property and will be partially screened by the existing wall and fence to the southern boundary. The proposal would utilise an under-used area of side garden and together with the existing two storey rear extension would result in a generous increase to the original volume of the property. However it is judged this can be comfortably accommodated within the extent of the site, It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the extension is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.4 Whilst there are windows and a door in the side elevation of the proposal, this is 0.8 metres from the property boundary and would be screened to a degree by the existing boundary treatment. The properties opposite and to the south are

considered to be a sufficient distance away for any impact to be minimal. The rear elevation of the proposal is modest in width with a reduced roof height and would be 8.5 metres from the rear boundary which is adjacent to the side aspect of the front garden of a property in Lincoln Rise. Although there is a small window in the northern elevation of the extension, it is deemed that any impact on the neighbouring property at number 71 Galaxie Road would be marginal.

- 7.5 It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the property immediately adjacent to the application site or properties in the surrounding vicinity, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the scheme.

## 8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00694 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 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.
- 3 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.  
**Reason:** The unit of accommodation is not a satisfactory position and has insufficient amenity space to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:  

|              |                            |
|--------------|----------------------------|
| Drg No. PG01 | Existing ground floor plan |
| Drg No. PG02 | Proposed ground floor plan |

|              |                                       |
|--------------|---------------------------------------|
| Drg No. PG03 | Exsiting elevations plan              |
| Drg No. PG04 | Proposed elevations plan              |
| Drg No. PG05 | Location plan and proposed block plan |

**Reason:** - To ensure provision of a satisfactory development.