
Site Address:	17 Granada Close, Waterlooville, PO8 9AU		
Proposal:	Single Story Rear Extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00285	Expiry Date:	16/05/2022
Applicant:	Mrs J Smith		
Agent:	Mr Allchurch	Case Officer:	Denise Sheath
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

17 Granada Close, Waterlooville, is a two storey semi-detached property constructed with red/ brown multi brick with a green clay hung tile to the first floor front, rear and western side elevation. The rear garden is block paved with 1.8m fencing to the rear, and rear side elevations, part of the western rear boundary is the external wall for the garage area adjacent to the property.

2 Planning History

01/64743/000 - Retention of conservatory to rear of property., PERM,22/03/2001

3 Proposal

Single Story 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

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

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our public foul sewer in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water.

Please note:

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

The Portsmouth Water Catchment Management Team have reviewed this application from a groundwater quality protection perspective due to its location within SPZ2 of the groundwater Catchment. We have no subsequent adverse comments to make due to the developments small nature.

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 and impact on the character of the area
- (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 management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal is for a single storey flat roof rear extension following the demolition of the existing conservatory. The proposed extension would have a depth of 3.4m with a flat roof depth of 3.9m the flat roof element will have a 0.5m canopy beyond the rear elevation wall. The proposed extension would have maximum height of 3.4m, a roof lantern is proposed to be inserted within the flat roof this would have a maximum height of 3.9m from the ground floor level. The materials to be used in the construction of the proposed extension would be face brickwork similar in appearance to those used on the existing property. The proposed western side element of the proposal would be visible to the public realm as this side elevation is facing on to a parking and garage area for the properties within Granada Close. Due to the matching materials and the design of the proposed extension it is not considered that the extension would have a harmful impact upon the character of the streetscene.

7.4 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

7.5 The application site's rear boundary is shared partly with the rear western side boundary of No.55 Galaxie Road, the proposal would have a distance of 8m from the rear boundary of application site and 18m from the rear facing elevation of No.55. It is therefore considered any impact upon this neighbouring property would be minimal and acceptable.

7.6 The side facing elevation of the proposed extension would have a distance of 11m

from the side facing elevation of the neighbouring property to the east (No.19 Granada Close), the properties are separated by a parking area and garages between the properties. It is therefore considered that any impact from the proposal would be minimal and acceptable.

- 7.7 The proposed extension would have the same external wall footprint as the existing conservatory to the rear elevation, with a depth of 3.4m and a width of 5.5m, the proposed roof of the extension would protrude a further 0.6m further than the external rear wall to create a canopy with a total roof depth of 3.9m. The existing conservatory has a lean to roof with a maximum height of 3.4m and an eaves height of 3.1m, the proposed maximum height of the flat roof of the proposed extension from ground level would be 3.4m. It is not considered that the additional 0.3m height (towards the rear of the extension) and additional roof depth would have more of a significant impact with regard to loss of light, outlook than that of the existing conservatory. It is noted that this neighbouring property already benefits from a single storey flat roof extension. It is therefore considered that any impact upon this neighbouring property would be limited and acceptable.
- 7.8 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.

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/22/00285 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 - Received 21 March 2022
Location Plan, Block Plan, Existing and Proposed Floor Plans and Elevations - Drawing No. 01 - Received 21 March 2022
Confirmation of Materials - Email Received 27 April 2022.

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.