

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

Councillor Jo Lowe

No Comment.

Councillor T Moutray

No Comment.

Developer Services, Southern Water

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

- The 225 mm diameter gravity 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 maintenance access.
- No new 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 soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers, rising mains or water mains.
- All existing infrastructure should be protected during the course of construction works.

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

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).

Southern Gas Networks - stage 1

The Plan is an extract from our mains records of the proposed work area enclosed for your guidance. This plan only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or ones 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 accuracy of the information shown on this plan cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but you should look out for them in your area. Please read the information and disclaimer on these plans carefully. The information included on the plan is only valid for 28 days.

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 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 plant.

Damage to our pipes can be extremely dangerous for your employees and the general public. The cost to repair our pipelines following direct or consequential damage will be charged to your organisation.

Diversions

If you require any diversion costings, please visit the Dig Safely pages on sgn.co.uk for more information and email contact details.

If you require any further information please contact the number below.

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: 5

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) Parking
- (v) Southern Gas
- (vi) Drainage

(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 proposed development would involve the erection of an annexe to the rear after demolition of the existing outbuilding. It would be used as accommodation for the elderly relatives of the applicant's. The proposed annexe would have a bedroom, living room, small kitchen unit and W/C. It would be located to the back of the garden with a width of approximately 4.8 metres, a depth of approximately 5.7 metres with a pitched roof having a maximum height of approximately 3.4 metres.
- 7.4 Information was provided by the applicant's which stated all the cooking would be done in the main house and the kitchenette within the proposed annexe would be minimal. Due to the information provided the use of the annex is considered to provide suitable ancillary accommodation. A condition regarding the use of the annexe to remain ancillary to the main dwellinghouse has been recommended.
- 7.5 The proposed annexe would have timber panelling with concrete roof tiles. This is considered to be of an appropriate design. As the proposed annexe would be located to the rear of the property not readily visible from the street scene it is not considered to appear out of keeping with the character of the area. Although large in scale it is considered to be acceptable within the context of the retained amenity space. It is worth noting lots of surrounding properties have large outbuildings to the rear.
- 7.6 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 and DM10 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

- 7.7 To the front of the proposed annexe there would be a window and door facing out onto the rear garden. These views would be screened by the existing 1.8 metre high fencing on both sides and as a result not considered to cause harmful overlooking. It is worth noting it would create similar views already established from the existing outbuilding.
- 7.8 On the north east there would be no side windows within the proposed annexe. It would be partly screened by the existing 1.8 metre high fencing along the shared boundary with No.8 Rooksbury Croft. Due to the pitched roof design hipped away from the shared boundary and being located to the rear it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.8. It is also

worth noting it would have a similar impact to the existing outbuilding on site.

- 7.9 On the south west side there would be no side windows within the proposed annexe. It would be partly screened by the existing 1.8 metre high fencing along the shared boundary and existing outbuilding at No.6 Rooksbury Croft. Due to the pitched roof design hipped away from the shared boundary and being located to the rear it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.8. As mentioned there is an existing outbuilding on site.
- 7.10 To the rear there would be a window within the proposed annexe. This would be screened by the existing 1.8 metre high fencing thus it is not considered to cause harmful overlooking. Furthermore, there is a paved area separating the properties to the rear along Sherfield Avenue thus the proposed annexe is not considered to appear overbearing or result in the harmful loss of light to No.s 2 and 4 Sherfield Avenue.
- 7.11 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) Parking

- 7.12 There is currently no on site car parking. The area to the front will be hardsurfaced to provide the addition of two car parking spaces. The proposed development would increase the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required according to the Havant Borough Parking Standards SPD. However, as there would be two additional car parking spaces provided on site this is not considered to have an adverse impact on the parking arrangements of the area. A condition for the parking to be provided prior to the occupation of the annexe has been recommended. It is also worth noting the applicant's confirm the uses of the annexe do not drive.

(v) Southern Gas

- 7.13 Southern Gas were consulted on the application and raised no objection. An informative has been added to the decision.

(vi) Drainage

- 7.14 Southern Water were consulted on the application and raised no objection. An informative has been added to the decision.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, parking and 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/22/00065

- 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:

Location Plan
Block Plan - 5734/500 REV A
Proposed Elevations - 5734/2 REV A
Proposed Ground Floor Plan - 5734/1 REV A
Annex link to main house

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 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 to be occupied separately from the main dwelling and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Prior to occupation of the annexe hereby approved the 2 car parking spaces as shown in the Block Plan shall be provided on site and retained and maintained thereafter unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.