
Site Address:	1 Leigh Cottages, Petersfield Road, Havant, PO9 2HT		
Proposal:	Single storey rear extension.		
Application No:	APP/21/01026	Expiry Date:	03/12/2021
Applicant:	Mr and Mrs Spear		
Agent:	Mr Reading	Case Officer:	Joseph Toole
	JB Architecture		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Leigh Cottages, Petersfield Road, Havant, is located to the east side of Petersfield Road. The application site is a two storey end of terrace property comprising facing brickwork and clay roof tiles.

The property is located in a part residential part commercial area with surrounding properties of similar style and design and others differing.

The property is a building of local interest.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

99/60312/001 - Change of use to garden land and erection of wall and fencing to a maximum height of 1.9m

, PERM,24/09/1999

04/60312/002 - Two storey extension and conservatory to north elevation.,

PERM,09/07/2004

APP/12/00219 - Erection of 1No. 3 bed detached house with new pedestrian and vehicular access from service road off Martin Road., WD,20/04/2012

APP/13/00020 - Erection of 1No. 3 bed house with new pedestrian and vehicular access from service road off Martin Road. (Revised application.), PERM,21/03/2013

APP/16/00332 - Erection of 1No. 3 bed house with new pedestrian and vehicular access from service road off Martin Road. (Revised application due to boundary change only)(Approved 06.06.2016). Request to Discharge Conditions 2, 3, 4, 6 and 7 (29.06.2016)., PERM,06/06/2016

3 Proposal

Single storey 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

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

Conservation Officer

The site is located on Petersfield Road in Leigh Park, Havant. No.1 is one of a row of cottages which are designated as buildings of local historic interest.

Proposal

Single storey rear extension.

Legislative and Context

The revised NPPF (July 2021) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

189. Heritage assets range from sites and **buildings of local historic value** to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Assessment

The proposed design is well suited to the traditional character of the main house and matching materials are proposed. It would not be harmful to the historic significance of the non-designated heritage asset.

Overall, it is considered that the proposal would accord with the relevant national and local planning policies.

Conclusion

No Objection.

Councillor Alex Rennie

No Comment.

Councillor Richard Stone

No Comment.

Developer Services, Southern Water

It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building close-to the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build close-to a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk

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.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

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

Thank you for consulting Portsmouth Water on this application. We have no adverse comments to make on this application as the development is small in nature.

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes 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 information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

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 confirm the position using hand dug trial holes.

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 the 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 pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

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: 3

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) Southern Gas
- (v) 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 and locally list building

7.3 The proposed development would involve the removal of the existing conservatory to be replaced by a single storey rear extension. It would be used as a garden room and would have a width of approximately 4.2 metres, a depth of approximately 2.9 metres joining up with the existing rear wall of the property with a lean to roof having a maximum height of approximately 3.7 metres.

7.4 The proposed rear extension would have facing brickwork and clay roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse which is a building of local interest.

7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the existing conservatory. The Council's Conservation Officer commented on the application raising no objection. Therefore, it is considered to be inkeeping with the character of the area and locally listed buildings.

- 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 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 On the north side there would be a window within the proposed rear extension facing the shared boundary with the Corner View Cottage. Due to the existing 1.8 metre high fencing along the boundary it is not considered to cause harmful overlooking. Furthermore, as the proposed extension would be replace the existing conservatory of the same size it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of the neighbouring property.
- 7.8 To the rear there would be bi-folding doors and two rooflights within the proposed rear extension and a rooflight over the existing kitchen. These views would face out onto the rear garden and would be screened by the existing 1.8 metre high fencing therefore it is not considered to cause harmful overlooking. Furthermore, as the proposed extension would be replace the existing conservatory of the same size it is not considered to appear overbearing or result in the harmful loss of light to any neighbouring properties.
- 7.9 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) Southern Gas

- 7.10 Southern Gas commented on the application raising no objection. An informative has been added to the decision.

(v) Drainage

- 7.11 Southern Water were consulted on the application and request that if consent is granted, the following condition is attached to the planning permission; Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers. A condition to this effect has been added to the recommending and agreed by the applicant's agent. Furthermore, Portsmouth Water have no concern with the application.

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/21/01026

- 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 and Block Plan - 01
Proposed Floor Plans and Elevations - 03

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.

- 4 Prior to the commencement of the development hereby permitted the measures which will be undertaken to protect public sewers shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved measures.

Reason: In the interests of protecting public utility infrastructure and having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.