
Site Address:	1 New Cut, Hayling Island, PO11 0NB		
Proposal:	Single storey rear extension.		
Application No:	APP/21/01040	Expiry Date:	26/11/2021
Applicant:	Mr & Mrs Burnett		
Agent:	Ms S Roberts	Case Officer:	Denise Sheath
	Critchley Architecture and		
	Design (CAAD) Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 New Cut, Hayling Island, is a detached bungalow with a black tiled roof, the property is constructed with cream/beige coloured painted render to the front and side elevations with yellow face brick to the rear elevation. To the front of the property there is a vehicular access leading from the front western side elevation leading to the detached garage to the western rear side elevation. The rear of the property has a patio area with laid to lawn garden, with boundary treatment consisting of fencing to the rear and rear side elevations.

2 Planning History

95/61376/000 - Two storey rear extension incorporating roof alteration, PERM,01/12/1995
APP/21/01006 - Prior notification for single storey development extending 6.23 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.44 metres and a maximum height of 3.63 metres. WD,28/09/2021

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)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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-over 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 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

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.

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 rear extension, the proposed extension would have a width of 9m a depth of 3.5m attaching to the existing detached garage, an eaves height of 2.5m and a maximum height of 3.5m, the proposal will include the installation of 3No. rooflights to the rear roof. The materials to be used in the construction will match the materials used on the existing property which would be in keeping with the main dwellinghouse and would eliminate any adverse impact on the visual character of the area

7.4 The proposed extension would be constructed to the rear of the main house where it would not be readily visible from within the wider area. As such the extension would not have a significant or negative impact upon the visual amenity of the street scene or locality.

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 The proposal will have a distance of 24m from the rear boundary, directly to the rear of the property is a track and a horse field, the proposal would not have any negative impact upon this area.

7.7 The proposal will maintain the 15m distance from the neighbouring property to the west (No.250 Havant Road), this neighbouring property will be screened by the existing outbuilding along this shared boundary as well as the 1.8m brick boundary wall. It is therefore considered that the impact upon this neighbouring property would be minimal and acceptable.

7.8 The proposal will have a distance of 15.5m from the neighbouring property to the rear west boundary (No.252 Havant Road), this neighbouring property would be mainly screened from the development by the garage along the western elevation of the application site. It is therefore considered that any impact upon this neighboring property would be minimal and acceptable.

- 7.9 The proposed extension would have a distance of 5m from the rear facing elevation of the neighbouring property to the east (No. 3 New Cut), the proposal would be partially screened by the 1.8m close boarded wooden fencing along this boundary. It is therefore considered that the proposed extension would have a limited and acceptable impact upon this neighbouring property.
- 7.10 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

- 7.11 Southern Gas were consulted on this application and provided information relating to when works get carried out. Relevant information can be provided to the applicant by way of an informative

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/21/01040 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 01 October 2021

Location and Block Plan - Drawing No. 18071-102 - Received 01 October 2021

Existing Floor Plans - Drawing No. 18071-201B - Received 01 October 2021

Existing Elevations - Drawing No. 18071-301B - Received 01 October 2021

Proposed Floor Plans - Drawing No. 18071-404E - Received 01 October 2021

Proposed Elevations - Drawing No. 18071-521B - Received 01 October 2021

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 No development shall take place until a scheme showing measures to protect the public sewers has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the public sewage network is protected during the development in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development shall not be brought into use until a minimum of 2No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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.