
Site Address:	7 New Lane, Havant, PO9 2JJ		
Proposal:	Flat roof rear extension with lantern roof light and raised garden terrace		
Application No:	APP/21/00659	Expiry Date:	06/08/2021
Applicant:	Mr & Mrs Hynes		
Agent:	Mr W Matthews	Case Officer:	Selina Donophy
	HDA Projects Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a chalet bungalow with a pitched roof and side dormers located on the west side of New Lane, Havant. The property has bay windows with pitched roof above and comprises white render to the elevations. Towards the rear is a flat roof extension with steps down to the rear garden. Towards the front is a gravel driveway with parking space for approximately 3 vehicles.

2 Planning History

APP/13/00738 - Roof alteration from hip end to gable end to allow extension of first floor living accommodation, PERM,23/09/2013

3 Proposal

Flat roof rear extension with lantern roof light and raised garden terrace

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

Councillor Imogen Payter

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

Developer Services, Southern Water

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

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.

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 Network

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.

Officer comment: an informative is recommended drawing the applicant attention to Southern Gas's comments.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 and CIL

(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 This proposal comprises a flat roof rear extension with a depth of approximately 4.2 metres, width of 5.5 metres and height of 3 metres, with a raised lantern rooflight. The proposed extension would come level with the existing rear extension in height, with the width spanning over half that of the existing dwelling. The extension would create a garden room accessed via the kitchen and it would feature bi-fold doors to the rear and side elevation. Proposed materials include cedar cladding to the elevations of the extension. There would also be a raised terrace area to the rear which would have a height of approximately 0.4 metres.

7.4 The proposed extension would be located towards the rear of the property and therefore would not be highly visible from the public realm. The property has benefited from various extensions over time and the proposed extension in addition to the existing rear extension would result in an enlarged footprint and a reasonable expanse of flat roof which is a design not generally supported. Whilst this may be the case, the site is large enough to have capacity for the extension without appearing unduly overdeveloped and the siting away from public view is considered to mitigate against the impact of the flat roof on the character of the area.

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 To the north east of the application site is no 9 New Road. No 9 is also a bungalow and is separated from no 7 by approximately 3.5 metres. To the rear elevation of no 9 is a rear door and window sited closest to the boundary leading into a rear porch / utility space. Sited further towards the east is a rear elevation window which projects further forward. The proposed extension would result in a reasonable additional depth to no 7, in conjunction with the previous extension. A 45 degree line has been taken from the mid point of the nearest habitable room at no 9 in order to assess any potential overshadowing impact of this proposal on the rear rooms at no 9 as stipulated in the Havant Borough Design Guide. The extension would breach the 45 degree line when taken from the window serving the porch area although this space is not deemed to be primary habitable space and therefore the extension is not judged to cause substantial harm in terms of overshadowing to private amenity space. The larger rear window would be sited further away from the extension, out of the 45 degree area and therefore the extension would not result in any overshadowing to this

room.

- 7.7 To the south of the application site is no 5 New Road. This property is a two storey , detached property which projects further back towards the north than no 5 .The proposed extension would be located on the side of the property closer to the other side boundary and therefore any impact on this side would be lessened. The raised terrace is not judged to add substantial height so as to result in any material overlooking to neighbouring properties.
- 7.8 The proposal is not judged to result in any harmful impact to the property to the rear as there is 25 metres separation distance to the rear boundary and the extension would be set at single storey so would not result in any increased overlooking to the rear.
- 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) Parking and CIL

- 7.10 No additional bedrooms are proposed and therefore no further parking allocation is required on site. The proposal also would not exceed 100m2 additional floorspace and therefore is not CIL liable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality 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/21/00659 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:

Location and block plan uploaded on the 18.06.2021
Proposed floor and roof plans uploaded on the 18.06.2021
Proposed elevation plans uploaded on the 18.06.2021

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.