
Site Address:	37 Catherington Way, Havant, PO9 2BS		
Proposal:	Two storey side extension.		
Application No:	APP/16/00877	Expiry Date:	17/10/2016
Applicant:	Mr Hanslar		
Agent:	Mr Cole	Case Officer:	Bee Crawford
	Cole Project Management		
	Limited		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The applicaiton site is a two storey end of terrace property situated on the corner of Catherington Way and Medstead Road. It has a brown tiled pitched roof and elevations of red multibrick. The site is level with open vehicular access to the front and side, an area of shingle and a 1 metre high fence to the northern boundary. The side and rear garden is partly uncultivated with a patio and storage area for building materials, enclosed by 1.8 metre high fencing to all boundaries.
- 1.2 The adjoining two storey terraced property is to the north, a two storey end of terrace property is to the south, beyond Medstead Road, a pair of two storey semi-detached properties are opposite and the side aspect of a two storey terraced property is to the rear. The area is of medium density with two storey terraced and semi-detached properties of similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two storey side extension.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the public sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

Should the applicant wish to divert apparatus:

1. The 300mm diameter sewer requires a clearance of 3 metres either side of the sewer to protect it from construction works and allow for future access for maintenance.
2. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer.
3. No new soakaways should be located within 5 metres of a public sewer.
4. All other existing infrastructure should be protected during the course of construction works.

Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, items 1 - 4 above also apply.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example 'The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development'.

Due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or at www.southernwater.co.uk.

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.

We request that should this application receive planning approval, the following informative is attached to the consent:

'A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or at www.southernwater.co.uk.'

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer, the prior approval of Southern Water is required.

The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

NB: Informative recommended.

It should be noted that if the site falls within a Source Protection Zone, the Council consults the Environment Agency for commercial development only.

Building Control, Havant Borough Council

A public surface water drain is located within 3m of the proposed extension. Southern Water should be consulted.

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: 6

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 streetscene
- (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 control criteria.

(ii) Appropriateness of design and impact on the streetscene

- 7.3 Due to the application site being a corner plot, the proposed extension would be visible from the public realm. For extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends two storey side extensions should be at least 2 metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.
- 7.4 Whilst the proposal is to be built up to the southern boundary, the distance between the southern elevation of the extension and the northern boundary of the neighbouring property is approximately 8 metres away with Medstead Road in between, and the northern elevation of the property a further 3.5 metres away. It is therefore judged the extension would not appear cramped in relation to the neighbouring property to the south or the existing streetscene. In this particular case it is considered there would be no merit in reducing the height of the ridge and that the impact on the streetscene would be more conspicuous if the proposal were to be set back from the existing front building line. The extension is judged to be subservient to the main dwelling by virtue of the proposed width and it is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.5 The proposed two storey extension is to the southern elevation of the property, adjacent to the property boundary and does not extend beyond the front or rear elevations of the original property. There are two high level windows in the ground floor of the side elevation, although none at first floor. Whilst it is recognised the development would result in a reasonable addition to the original volume of the property, the 11.5 metre distance between the properties is considered to be acceptable. Although there are windows in the northern elevation of the neighbouring property at number 35 Catherington Way, it is deemed the extension is far enough away for any impact to be negligible.
- 7.6 The side elevation of the property to the west is in excess of 15 metres away from the rear elevation of the proposal and set back, with the front elevation being roughly in line with the northern boundary of the application site and it is judged would not be adversely affected by the proposal. The extension is situated thus that any impact on the neighbouring property at number 39 Catherington Way and the properties opposite (which are over 20 metres away) would be nominal. .
- 7.7 It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding

the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00877 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 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.
- 3 The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development.

Reason: To safeguard the amenities of the locality and ensure that all such works are carried out to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Existing block plan
Proposed block plan
Drg No. 01 Existing ground floor plan
Drg No. 02 Existing first floor plan
Drg No. 03 Proposed ground floor plan
Drg No. 04 Proposed first floor plan
Drg No. 05 Existing and proposed elevations plan

Reason: - To ensure provision of a satisfactory development.

