
Site Address:	11 Langbrook Close, Havant, PO9 1RS		
Proposal:	Proposed single storey extension.		
Application No:	APP/20/01000	Expiry Date:	01/01/2021
Applicant:	Mr Couzens		
Agent:	Mr Mallen	Case Officer:	Joseph Toole
	Thorns-Young Ltd.		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Langbrook Close, Havant, is located to the West side of Langbrook Close with its own private access. The application site is a detached bungalow set behind No.1 and No.3 Langbrook Close. The property comprises of brickwork and concrete roof tiles.

The property is located within a residential estate with properties which are a different style and design. The property back garden is located within Flood Zone 2/3.

2 Planning History

APP/10/00411 - Single storey rear extension., PERM,30/09/2010

3 Proposal

Proposed single storey 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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist - 14/12/2020

Having read the report and viewing the plans (I have not been to site and this is a desk based observation).

It would appear that the removal of the two Cypress is questionable as they are classified as Cat B trees which under BS5837 should be considered a constraint for development. Photos would be useful in this instance.

Also in terms of TG1 Monterey Cypress x2, there will be an incursion into the root protection area and although it is stated that this will be undertaken by hand tools and under supervision, I would feel more comfortable if a foundation design was provided before a permission given so as we can ensure that we are issuing a condition that is achievable and enforceable.

Arboriculturalist - updated comments 18/01/2021

Low quality trees

I raise no objection - if permission is given then I would suggest that the supplied AMS and TPP are conditioned.

Councillor D Guest - St Faith's

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing foul and surface water sewers within the site. The exact position of the public assets must be determined on site by the applicant.

Please note:

- The 150 mm foul sewer and 375 mm surface water sewers requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance.
- No 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 sewers.
- All existing infrastructure should be protected during the course of construction works. Please refer to:
southernwater.co.uk/media/default/PDFs/stand-off-distances.pdf

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (southernwater.co.uk/media/1642/ds-tree-planting-guide.pdf) and the Sewerage Sector Guidance (water.org.uk/sewerage-sector-guidance-approved-documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.

Furthermore, 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: developerservices.southernwater.co.uk and please read our New Connections Services 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 3 of the Building Regulations:

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

Civil Engineering and Landscape Team

The scale of development falls within Environment Agency generic advice.

Environment Agency

Environment Agency position

The proposed development falls within Flood Zone 3, which is land defined in the planning practice guidance as being at risk of flooding. We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Advice to Applicant

Flood Risk Activity Permit

Please note that this development and the associated works on the site may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from

us for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the main river. This type of permit is called a 'Flood Risk Activity Permit'. Further details about Flood Risk Activity Permits can be found on the gov.uk website using the following link –

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

You may be required to consider floodplain storage compensation at this stage.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

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: 1

Comment	Officer Comment
The new building may increase flood risk	Please see Section 7.
The distance to the party fence (from the new build) will fall within regulation distance	Please see Section 7.
Please check that the existing soil pipe will be able to cope with additional usage	This matter would be dealt with under Building Regulations

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) Trees
- (v) Drainage
- (vi) Flood Risk
- (vii) Ecology

(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 a single storey extension. It would be attached to the lounge area of the existing property and have a width of approximately 1.9 metres and a depth of approximately 3.8 metres then extend out from the rear of the property with an overall width of approximately 6.5 metres and a depth of approximately 7.9 metres. It would have a pitched roof with a maximum height of approximately 4.2 metres.

7.4 The proposed development would have brickwork and concrete roof tiles to match the existing property. This is considered to be in keeping with the context of the main dwellinghouse.

7.5 Due to the proposed development being located to the side/rear of the property behind No.1 and No.3 Langbrook Close 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. Therefore, it is considered to be in keeping with the character of the area.

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 east side facing the front of the property there would be a window serving the en-suite. This is not considered to overlook any private amenity space.

7.8 Along the north side there would be no windows serving the proposed extension. It would be offset from the curtilage of the dwellinghouse by approximately 7.5 metres therefore it is not considered to appear overbearing or result in the loss of light to any of the surrounding properties.

- 7.9 On the west side there would be a window serving the bedroom. This would face out onto the woodland area to the rear, thus it is not considered to cause any form of overlooking.
- 7.10 To the south there would be a set of bi-folding doors facing the rear garden. It would be offset from the curtilage of the dwellinghouse by approximately 25 metres. Therefore, it is not considered to cause overlooking, appear overbearing or result in the loss of light to any of the surrounding properties.
- 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, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Trees

- 7.12 The Council's Arboriculturalist was consulted on the application and originally had concern with the impact the proposed development would have upon the belt of trees. Site photographs were subsequently provided of the trees following which no objection was raised subject to the submitted AMS and TPP being conditioned.

(v) Drainage

- 7.13 Southern Water were consulted on the application and raised no objection subject to a prior commencement condition in order to protect the public sewers. This was agreed by the applicant's agent and recommended to the decision.

(vi) Flood Risk

- 7.14 The application would be classed as a minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.
- 7.15 The Environment Agency Flood Map indicates that the property is within Flood Zone 2 and 3. A flood risk assessment has been submitted with the application which states out how the proposed works would mitigate flood risk:

- ☐ No additional bedrooms proposed at ground floor level.
- ☐ Floor levels within the extension will be set no lower than existing adjacent floor levels.
- ☐ Flood proofing of the extension will be incorporated as appropriate.
- ☐ Safe escape from the site can be provided.
- ☐ The applicant will register with the free Environment Agency Floodline Warnings Directservice.

The Environment Agency commented on the application referring to their standing advice. Due to the minor nature of the proposed development, and the measures to be taken, it is not considered to result in adverse increase in flood risk to occupiers of the development, thus it is deemed acceptable in accordance with CS15 of the HBLP (Core Strategy). The Flood Risk Assessment has been conditioned to the determination of this application.

- 7.16 With regard to the representations received regarding potential flood risk to adjoining properties, the extension will encroach on the buffer zone associated with the stream corridor to the west of the site. The Environment Agency response is clearly cognisant of this fact in referring to the need for a Flood Risk Activity Permit for the development; however, as stated above, no objections have been received from the Environment Agency to the application. It is noted that the Agency comment, in their advice to the applicant (which will be added as an informative to any decision notice) *"You may be required to consider floodplain storage compensation at this stage."*
- 7.17 It is therefore considered that the risk of flooding to adjacent properties has been considered by the Environment Agency in their response, and safeguards are built in to the Flood Risk Activity Permit process to prevent any adverse consequences of the development.

(vii) Ecology

- 7.16 The proposed development would be adjacent inland water. This proposal is not considered to have an adverse impact on the ecology of the area therefore it is deemed acceptable according with CS11 of the of the HBLP (Core Strategy).

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/20/01000 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 Plan
Block Plan
Existing and Proposed Ground Floor Plans and Elevations - 4164.20.1
Arboricultural Report
Appendix 1 - Tree Quality Assessment
Appendix 2 - Root Protection Area
Appendix 3 - Tree Protection Plan
Appendix 4 - Spec for Protective Fencing
Appendix 5 - Examples of Above Ground Stablising Systems

Flood Risk Assessment
Additional Flood Information

Reason: To ensure provision of a satisfactory development.

- 3 No development including site clearance shall commence on the site until all trees not previously agreed with the Local Planning Authority for removal, have been protected by fencing as set out in the Arboricultural Report (October 2020) and all works must accord with the submitted AMS and TPP provided by Arboricultural Consultant Sarah Johnstone.

Such fencing shall conform to the following specification in accordance with BS5837 2012.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to the commencement of development, details of the measures to be undertaken to protect the public sewer during the course of demolition and construction shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full accordance with the approved measures and retained thereafter during the construction work for the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the public sewer 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.

- 5 The development hereby permitted shall be carried out in accordance with the submitted Flood Risk Assessment produced by UNDA (15 June 2021) and the following mitigation measures it details:

- (i) No additional bedrooms proposed at ground floor level;
- (ii) Floor levels within the extension will be set no lower than existing adjacent floor levels;
- (ii) Flood proofing of the extension will be incorporated as set out in Section 6.3 *Physical Design Features* of the submitted Flood Risk Assessment;
- (iv) Safe escape from the site shall be provided as set out in Section 6.4 *Safe Escape and Flood Action Plan* of the submitted Flood Risk Assessment;

and

(v) The applicant will register with the free Environment Agency Floodline Warnings Direct service.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants having due regard to Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 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.