

Recommendation: **GRANT PERMISSION**

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit: southernwater.co.uk/developing 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 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

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: 14

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
- (v) 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 two storey and single storey rear extension. The two storey element would have dimensions of approximately 1.8 metres depth, 5 metres width and ridge and eaves height coming level with the existing property. It would feature a window at first floor level to the rear elevation. The proposed single storey extension would project a further 1.8 metres in depth beyond the two storey extension with a flat roof with a height of approximately 3.3 metres and width coming level with the proposed two storey element. This would feature a rooflight and bi-fold doors to the rear and side. The total depth of the extensions combined would equal approximately 3.6 metres. The extensions would allow for an enlarged dining room at ground floor level and enlarged bedroom at first floor level with an ensuite bathroom which would be served by an additional velux window to the side elevation roof slope. The front bedroom window would also be enlarged as part of the plans. The proposed materials include render to match the existing building with marley cement cladding to the front and side (north and west) first floor levels.

7.4 The proposed extensions would be located towards the rear of the site however would be partially visible from Grange Close to the south. Despite this, the extensions would be generally modest in scale and could be accommodated on site without appearing overdeveloped or massing when viewed within the context of the host property. The design is in keeping with the existing property as well as the proposed materials. In addition the cladding to the front elevation is deemed acceptable in appearance and would not cause harm to the streetscene of Third Avenue.

- 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 east of the application site is no 11A which is a detached property set off the side boundary shared with no 15 by approximately 3 metres. The proposed extension would be set off the side (east) boundary by approximately 5.8 metres. The extension would not breach the 45 degree line used as a measurement of overshadowing taken from the closest window at no 11A and the two storey element would be relatively modest in depth, therefore is not deemed to result in any overbearing impact upon this property. No new windows are proposed to the side elevations.
- 7.7 To the west of the application site is no 17 Third Avenue which is also a detached property. There are approximately 3.7 metres between the side elevations of nos 15 and 17. No 17 has a conservatory to the rear with brickwork to the side elevation as well as one window and another two windows also on the side elevation at ground floor level and two at first floor level. Whilst the proposed extensions would have some impact on the outlook of the ground floor window at no 17, this window is already in fairly close proximity to the building line at no 15. In addition the extension would be set in from the existing side elevation wall by approximately 1 metre. The first floor windows already are located within close proximity to the two storey side elevation wall at no 15 and the proposed extensions are not considered to have any significant impact in terms of reduction in sunlight or overbearing impact. The bathroom velux would be set at high level and is not deemed to result in harmful overlooking.
- 7.8 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

- 7.9 No additional bedrooms are proposed, therefore no further on site parking allocation will be necessary.

(v) CIL

- 7.10 The proposal would not result in over 100 m² of additional floorspace so the proposal will not be 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00411 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:

Proposed plans uploaded on the 30.04.2021

Site plan uploaded on the 30.04.2021

Materials document uploaded on the 1.06.2021

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.