

Recommendation: **GRANT PERMISSION**

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

5 Statutory and Non Statutory Consultations

Southern Water

Southern Water requires a formal application for any new connection to the public 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, SO21 2SW, (Tel: 0330 303 0119) or www.southernwater.co.uk.'

Please note:-

No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5 metres of a public sewer.

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.

Due to changes in legislation that came into force on 1 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 SO21 2SW (Tel: 0330 303 0119) or at www.southernwater.co.uk.

NB: Informative recommended.

Chichester Harbour Conservancy

No objections, subject to matching materials.

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: 1

One letter of objection received from one address raising the following concerns:

- 6.1 Additional windows in rear elevation would increase overlooking to rear of properties at Seafarers Walks, therefore request any new windows are obscure glazed to protect privacy.

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
- (iii) Effect on neighbouring properties
- (iv) Flood issues

- (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

- 7.3 The proposal is for the provision of a three storey side extension to house the staircase and the installation of bi-fold doors to the existing first floor front and second floor rear terraces. The side extension and first floor front terrace enhancements would be visible from the public realm. There will be no significant increase in the footprint of the property and the creation of the new staircase will improve access and maximise the amount of existing internal accommodation. The development is judged appropriate in context to the main building, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. It is therefore deemed there would be no adverse impact on the existing streetscene or the visual amenity of the locality.

- (iii) Effect on neighbouring properties

- 7.4 The proposed new extension would be visible from the neighbouring properties, however there is only a modest increase in the footprint of the property and the proposal is to house a new staircase, which would be 1 metre from the boundary at the front of the extension, increasing to 1.4 metres to the rear of the extension. There are secondary windows in the side elevation of the property to the east which is in excess of 10 metres away beyond a vacant building plot, although it is noted there is an extant planning permission for this plot. The proposed bi-fold doors to the first and second floor terraces are to update the existing, consequently a degree of overlooking already exists. The properties opposite are in excess of 10 metres away and it is deemed any impact would be negligible.

- 7.5 Concern has been raised regarding an increase in overlooking of the properties in Seafarers Walk with the proposed additional windows. Whilst there are new windows in the southern elevation of the proposed side extension, it is to house a new staircase and judged it would not lead to any significant level of additional overlooking. There is a distance in excess of 60 metres from the rear elevation of the application site and the properties in Seafarers Walk and the new extension is set back approximately 2.5 metres from the southern (rear) elevation of the property. The new bi-fold doors serving the second floor rear terrace are to replace existing patio doors and windows with no increase in the width of the opening.
- 7.6 It is therefore considered that the proposal would not lead to any loss of light, unacceptable overlooking, or appear overbearing and 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).

(iv) Flood issues

- 7.7 The site is within Flood Zone 3, however the proposed development is for the provision of a side extension housing a new staircase and upgrading the existing fenestration. Therefore it is considered the development would not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. A flood risk assessment has been submitted as part of the application.

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/16/00122 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 Compulsary 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No D8416 01/05 Rev P1	Proposed block plan
Drg No D8416 01/20 Rev P1	Existing elevations plan
Drg No D8416 01/20 Rev P2	Proposed elevations plan
Drg No D8416 01/10 Rev P2	Proposed site and floor plans
Drg No D8416 01/10 Rev P2	Existing site and floor plans

Location plan
Design and access statement P1
Flood risk assessment (Revision P1)

Reason: - To ensure provision of a satisfactory development.