

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No Comment.

Councillor Elizabeth (formerly Dianne) Lloyd

No Comment.

Councillor S Milne

No Comment.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Please note:

- The public foul sewer requires a clearance of 3 metres on either side of the gravity sewer 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 soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf.

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 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:

- Reuse

- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

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

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Comment	Officer Comment
Objection to level of noise, mess and dust	This is not a material planning consideration. Environmental Health can be contacted if issues are caused.
Roof disturbing views	Please see section 7.

Number of representations received: 1

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) Drainage
- (v) Parking

(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 loft conversion with a hipped to gable roof and rear dormer to provide first floor space for 3 bedrooms, a study room and bathroom. The proposed hipped to gable roof would join up to the new ridge line. The new ridge would be increased in height by approximately 0.8 metres over the existing. The proposed rear dormer would have a length of approximately 8 metres, a depth of approximately 3 metres with a maximum height of approximately 2.9 metres.
- 7.4 The proposed development would involve the ground floor of the bungalow to be re-rendered in smooth render with grey tile hanging to one gable end with the proposed dormer to match. The other gable end appears to be pebbledashed. The existing roof would also be retiled in grey. This is considered to be of acceptable design.
- 7.5 The proposal would convert the bungalow into a chalet bungalow with a gable ends. There are a range of two storey properties within the area thus it is not considered to appear out of keeping with the character of the area. Due to the proposed dormer being located to the rear of the property it is considered to have a limited impact upon the street scene.
- 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 west side at first floor level there would be two windows within the proposed gable end one serving a bathroom and one serving the landing. These would face out onto the side wall of No.17 Maralyn Avenue and is not considered to cause harmful overlooking. The proposed gable end roof would come closer to the shared boundary on this side however it is not deemed to appear overbearing or result in the harmful loss of light to the occupiers of No.17 Maralyn Avenue which is already overshadowed.
- 7.8 On the east side at first floor level there would be two windows within the proposed gable end one serving the study and one serving a bedroom. These would face out onto the side wall of No.13 Maralyn Avenue and is not considered to cause harmful overlooking. The proposed gable end roof would come closer to the shared boundary on this side however it is not deemed to appear overbearing or result in the harmful loss of light to the occupiers of No.13 Maralyn Avenue which is already overshadowed.
- 7.9 To the rear there would be two windows within the proposed rear dormer facing out onto the rear garden. This would create views not currently established however is deemed acceptable within the context of a residential area and the works could be carried out under permitted development. Therefore, it is considered to not cause harmful overlooking into the private amenity space of both No.17 and No.13 either side.
- 7.10 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).

(iv) Drainage

- 7.11 Southern Water was consulted on the application raising no objection. An informative has been added to the decision.

(v) Parking

- 7.12 The proposed development would increase the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required according to the Havant Borough Design Guide SPD. There is sufficient car parking on site to accommodate 3 car parking spaces as shown in the Parking Plan.

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/21/00594

- 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

Proposed Plans - PG5199-20-2 Rev J

Parking Plan

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.

