

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

No Comment.

Councillor Gary Robinson

No Comment.

Councillor Mark Inkster

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 Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections 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).

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: 4

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 character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) Drainage

(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 involves a single storey front and side extension and a rear two storey extension. The proposed front extension would be used as a store room and hall. It would have a width of approximately 2.8 metres, a depth of approximately 1.8 metres with a door canopy having a height of approximately 2.8 metres. Also to the front there would be a canopy which would have a width of approximately 5.6 metres, a depth of approximately 2 metres with a pitched roof having a maximum height of approximately 3.5 metres. The proposed single storey side extension would be used as a utility room, shower room and extended kitchen space. It would have a width of approximately 2.3 metres, a depth of approximately 9.4 metres with a pitched roof having a maximum height of 3.7 metres. There would be a two storey rear extension replacing the existing veranda. It would have a width of approximately 3.1 metres, a depth of approximately 1.7 metres with a flat roof having a maximum height of 5.1 metres.

7.4 The proposed development would have grey upvc cladding with the rear extension having brickwork on the ground floor. The pitched roofs would have roof tiles to match the existing property. These works are considered to be of modern contemporary design and deemed to be acceptable to the residential area.

- 7.5 Part of the proposed development would be visible from the street scene. Although the proposed porch would extend out beyond the existing building line it is not considered to have an adverse impact upon the character of the area. Furthermore, the proposed works would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space.
- 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 To the front there would be a new door to the proposed porch facing out onto the public highway and front gardens of the properties opposite. This is not considered to cause harmful overlooking. The proposed front extension is not considered to have an adverse impact on any of the properties opposite.
- 7.8 On the west side there would be no side windows within the proposed front extension with 3 velux windows within proposed side extension which would be non looking. The proposed side extension would come closer to the shared boundary with No.47 Belmont Grove. It would be partly screened by the existing 1.8 metre high fencing and due to pitched roof design being hipped away from the boundary it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.47 Belmont Grove.
- 7.9 On the east side there would be no side windows within the proposed front extension facing the shared boundary with No.43 Belmont Grove. As the proposed extension would be offset from the shared boundary it is not considered to have an adverse impact upon the occupiers of No.43 Belmont Grove.
- 7.10 To the rear within the proposed rear extension there would be a set of doors on the ground floor. This would face out onto the rear garden would be screened by the existing 1.8 metre high fencing, thus it is not considered to cause any form of harmful overlooking. At first floor level there would be a window within the proposed en-suite. This would face out onto the rear garden and have views over No.47 Belmont Gardens. This view would be as expected within a residential area and thus deemed acceptable.
- 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 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

- 7.12 The property would continue to provide 4 bedrooms therefore according to the Havant Borough Parking Standards 3 car parking need to be provided on site. According to the Parking Plan provided the application site can accommodate 3 car parking spaces, two in the front and one in the garage. This is considered to be acceptable on parking terms.

(v) Drainage

- 7.13 Southern Water were consulted on the application and raised no objection. An informative has been added to the decision.

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/21/00769

- 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 Elevations
Proposed Ground Floor Plan
Proposed First Floor Plan
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.