

5 **Statutory and Non Statutory Consultations**

Arboriculturalist Comment:

No potential impact from the development, however a Tree Protection Plan should be submitted so as the trees at the front are protected from potential damage during the construction phase.

Southern Water Comment:

Please find attached a plan of the sewer records showing the approximate position of a public foul and surface water sewer within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No development or new tree planting should be located within 4 metres either side of the centreline of the public foul and surface water 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.

Due to changes in legislation that came into force on 1st 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: 03303030119) or www.southernwater.co.uk.

We request that should this application received planning approval, the following information 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: 03303030119) or www.southernwater.co.uk

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) Watercourse
- 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. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

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: 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) Impact upon the character of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposed extension to the garage is small in size and will extend away from the neighbour at No 1. The changes to the front of the house are considered to not cause significant harm.

(ii) Impact upon the character of the area

The existing garage is set to the rear of the dwelling and is viewable from the streetscene however the proposed extension would be to the south of the existing garage and not viewable from the public realm. The proposed design is sound and by using matching materials to that of the existing garage it is considered the extension would look in keeping to the current garage and dwelling at No 27 and not detract character from the area. Additionally with a moderate depth of 2m and an acceptable height it is considered the works would not appear bulky or offensive.

The changes proposed to the front of the dwelling include rendering the top first floor and fitting a cornice to the top floor of the front bay window. Although there is little evidence of such works along New Brighton Road the dwelling is outside of a conservation area, area of outstanding natural beauty and is considered to not cause significant harm due to the size of the rendering proposed and that the dwelling is set away adequately from the road so as not to be significantly dominant on the streetscene.

(iii) Impact upon residential amenity

The proposed works to the front of No 27 would not impact any neighbouring residential amenity.

No 27 has adequate amenity space to the rear to ensure that both neighbour's on either side would not be impacted negatively by the proposed works to the garage. Due to the size of the depth being 2m it is not considered the development would appear bulky and from No 1 New Brighton Road the changes proposed would not have any additional impact as the north side elevation will remain un-altered. Due to the distance between No 27 and No 25 and that there is adequate screening in place from the fencing to protect privacy and prevent over-looking it is considered the proposed access doors should not cause a negative impact.

8 **Conclusion**

No 27 New Brighton Road has adequate amenity space for the proposed garage extension. The space available should ensure that there is no loss of amenity to the immediate neighbours nor a negative impact on the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy_ policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00200 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:
Site Plan: Unique Plan Reference #00100193-56AED6
Existing and Proposed Garage Plan
Existing and Proposed Front Elevation Plan
Photograph of Dwelling
Reason: - To ensure provision of a satisfactory development.

- 4 No development shall take place until a Tree Protection Plan is submitted to and approved in writing by the local planning authority to show and ensure that all trees to the front of the dwelling will be protected from any and all potential damage caused during the construction phase. The Tree Protection Plan shall be implemented in accordance with the approved details.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.