

5 Statutory and Non Statutory Consultations

Environment Agency

No objection in principle to the proposed development as submitted.

Advice to the Applicant:

Environmental Permit – Flood Risk Activity

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the culverted watercourse North Purbrook Heath, designated a 'main river', which runs adjacent to the property.

This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt.

A permit is separate to and in addition to any planning permission granted.

Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

NB: Informative recommended.

Southern Water

It appears that the proposed extension is going to be built over a public foul sewer which is crossing the site. Building over a 'public sewer' is not normally permitted by Southern Water. However, under certain circumstances building over a new sewer may be allowed. The conditions associated with the buildover/close to a sewer are contained in Southern Water guidance notes which are available at:

www.southernwater.co.uk. A formal application to build close to the sewer will be required to be submitted by the applicant.

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.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example: 'the developer must agree with Southern Water, prior to commencement of the development the measures to be undertaken to protect the public sewer'.

For further advice, 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.

Southern Water requires a formal application for any new connection to the public foul and surface water 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 at 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 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.

The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

NB: Informative recommended.

It should be noted that if the site falls within a Source Protection Zone, the Council consults the Environment Agency for commercial development only.

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comment to this application subject to the provision of the new dropped kerb to serve the new parking spaces which I suggest to the Planning Authority they should condition.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Two letters of objection were received from two addresses raising the following concerns:

- 6.1 Proposal could affect natural light and privacy.
- 6.2 Additional accommodation within roofspace would affect light.

- 6.3 Privacy issues with respect to proposed west side windows.
- 6.4 Design out of character to other dwellings in area.
- 6.5 The size and scale of the proposal would affect the amenity of the neighbouring garden.
- 6.6 The extension would cause overshadowing and loss of light to neighbouring property.
- 6.7 The proposal would change a modest bungalow into a massive two storey house.
- 6.8 There is little difference between the original scheme and the revised application.

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 streetscene
- (iii) Effect on neighbouring properties

- (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 and impact on the streetscene

- 7.3 The proposal is to the rear and front of the dwelling and would be visible from the public realm, although the property is approximately 9.5 metres from the highway and does not project beyond the front elevation of the property. The proposal is to extend and upgrade the existing property and would result in a generous addition to the overall volume, however it is considered that this can be adequately accommodated within the extent of the site. The number of bedrooms will increase from two to four, hence there would be a requirement for three on site parking spaces. Following the refusal of APP/16/00324, the revised plans have reduced the bulk and volume of the two storey element of the proposal by 3 metres to the two storey rear element. It is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality which has a mix of similar and different styles and design of properties. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

- (iii) Effect on neighbouring properties

- 7.4 Concerns were raised with respect to the size of the scheme, with little modification to the proposal refused under APP/16/00324, and the additional accommodation within the roofspace affecting the light of the neighbouring properties. Whilst the roof and two storey element of the extension would be a generous addition, the revised scheme has reduced the depth at the rear by 3 metres (more than half the original scheme) and included a half barn hip to the gable ends to lessen the bulk. Although there is a 0.3 metre increase in the ridge height, the extension does not extend beyond the side elevations of the dwelling and there is a distance of approximately 1.3 metres to the

side elevation of number 46 Alameda Road and 3.5 metres to the side elevation of number 50 Alameda Road. The roof pitches away from the neighbouring properties which would lessen the impact of the development being overbearing.

- 7.5 With respect to the possible loss of privacy from the proposed windows, there are no new side windows in the single storey element of the scheme and a condition has been recommended for the side windows to be obscure glazed and non-opening (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed) to protect the privacy of the adjoining neighbours. The scheme would replace the existing front and rear dormers, consequently a degree of overlooking already exists, and it is noted in isolation, the provision of a juliet balcony would fall within the realms of permitted development. However, in order to maintain the privacy of the neighbouring properties, a condition is recommended restricting the use of the roof of the single storey rear extension as an amenity area.
- 7.6 Concerns were raised from both adjacent neighbours regarding the loss of light as a result of the proposal. Section 5.43 of the Havant Borough Council Design Guide advises the design of a rear extension should avoid the loss of light to neighbours and recommends a 45 degree angle test is carried out to assess this possible effect. This test was carried out which verified the extension meets the requirements for adequate daylight to both numbers 46 and 50 Alameda Road. At number 8 and the reduced size of the two storey element of the proposal is considered to overcome concerns about overbearing.
- 7.7 Regarding the proposed single storey element of the extension, it is of a modest depth at 3 metres, there are no side windows and it is set in from the side elevations of the property with approximate distances of 2.5 metres from no 46 and 3.5 metres from no 50.
- 7.8 The proposed new chimney sits below the new ridge height of the property.
- 7.9 It is therefore considered that the revised proposal has reduced the perception of the scheme appearing overbearing and is unlikely to lead to additional overlooking. The impact is deemed to be acceptable on the properties immediately adjacent to the application site and the surrounding properties, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

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/16/00669 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 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the roofslope on the side elevations of the property shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 At no time shall the flat roof of the single storey rear extension element of the scheme hereby permitted be used as a balcony without prior written approval from the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan, existing and proposed roof plan
Existing and proposed parking plan
Proposed block plan
Existing and proposed floor and elevations plan
Reason: - To ensure provision of a satisfactory development.