

Recommendation: **GRANT PERMISSION**

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

5 Statutory and Non Statutory Consultations

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 build over/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.

Also please note there is a public surface water sewer within the site.

1. The 300mm surface water sewer requires a clearance of 3 metres either side of the sewer to protect it from construction works and allow for future access for maintenance.
2. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer.
3. 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 S021 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. To initiate a sewer capacity check to identify the appropriate connection point for the development please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 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

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) Appropriateness of design
- (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

7.3 Part of the proposed extension and porch would be visible from the public realm, although the porch is 5.5 metres from the front boundary and 4 metres from the side (west) boundary which faces Littlegreen Avenue. The extension would be partially visible due to the western boundary of the rear and side garden bordering Littlegreen Avenue, however there is a distance of 0.45 metres extending to 0.9 metres between the extension and the existing 1.8 metre high boundary fencing and it is considered there would be minimal impact on the streetscene. The development would result in a reasonable increase to the original footprint of the property, however due to the property being end of terraced it is considered that the additions can be comfortably accommodated within the extent of the site.

- 7.4 Notwithstanding the above, the proposal would result in the depth of the garden being reduced to less than the 10 metres recommended in the Havant Borough Council Borough Design Guide, although the 10 metre width of the garden is considered to be sufficient in this instance. The design and appearance of the extension and porch is deemed appropriate in context to the main building and is considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is therefore judged there would be no adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.5 The extension would be situated close to the western boundary and adjacent to the eastern boundary, however there are no windows in either side elevations and the depth of the extension by the eastern boundary is no greater than what could be constructed within the realms of permitted development. Due to the situation of the property, the highway is between the application site and the property to the west which is in excess of 11 metres away. The rear elevation is 5 metres from the southern boundary, with the side elevation of the neighbouring property beyond a rear access way. The proposed porch will be a continuation of the existing western wall of the property and approximately 3 metres from the eastern boundary. There are no windows in the eastern elevation of the porch.
- 7.6 It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or the rear, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding the revised scheme.

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/16/00128 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. 01 Existing floor and elevations plan

Drg no. 01D Location plan, block plan, proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.