
Site Address:	25 Boundary Way, Havant, PO9 1NE		
Proposal:	Single storey side extension and single storey front extension.		
Application No:	APP/15/01170	Expiry Date:	10/12/2015
Applicant:	Mr Stallard	Team:	Team 1
Agent:	Mr Clark	Case Officer:	Bee Crawford
	Roger Clark(Architectural Services)		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property with a projecting gable and detached garage situated on the corner of Boundary Way and Park Way. It has a red tiled pitched roof and elevations of red multibrick and white painted render. There is open vehicular access to a concrete driveway and due to the situation of the property the majority of the garden area is to the front, consisting of grass, decking, shrubs and a gravelled area. It is enclosed to all boundaries by a 1.8 metre high brick wall with fence panels.
- 1.2 The other semi-detached property is to the north, a detached chalet style dwelling is to the east and rear and two storey semi-detached properties lie opposite the site. The area is of medium density with a mixture of two storey semi-detached properties, detached bungalows and detached chalet style dwelling of similar and individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a single storey front extension and single storey side extension. The front extension is to replace the existing bay window and is 2 metres in depth, 3.1 metres in width with a mono-pitched roof to an eaves height of 2.4 metres and a maximum height of 3.35 metres. The side extension is an irregular shape of 4.1 metres to the front, 3.3 metres to the side, 4 metres to the side/rear and 1.2 metres to the rear with a flat roof to a height of 2.8 metres.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Services Manager

No adverse comment.

Southern Water

Our records show that the proposed extension lies over an existing public sewer. Please note that building over change of direction and public manholes is not permitted by Southern Water.

An investigation of the sewer is required to ascertain its condition, the number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for the proposed development to be constructed over the sewer. If changes to the Public Sewer infrastructure are required then the works in relation to the public sewer network must be supervised by Southern Water through submission of a Build Over application.

Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker - in this case Southern Water. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

We request that should this application receive planning approval, the following informative is attached to the consent:

'A formal application to Build Over Public Sewer is required in order to approve the proposed works, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk'

Furthermore, due to changes in legislation that came into force on 1 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: 0330 303 0119) or at www.southernwater.co.uk.

Southern Water requires a formal application for any new connection to the public 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 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 prioritise 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. 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.

NB: Informatives recommended.

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 side and front extensions would be visible from the public realm, although the front extension is 7 metres from the front boundary, the side extension is 11 metres from the highway and the site benefits from good screening. The development would result in a modest increase to the original footprint of the property, the design and appearance of the extensions are judged appropriate in context to the main building and considered to be acceptable, meeting the requirements of policy

CS16 of the HBLP (Core Strategy). It is deemed there would be no adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 Part of the side extension would be situated close to the boundary with number 50 Park Way, however there are no windows in this elevation and the extension is of a modest height. The width of the extension is only slightly more than what could be constructed within the realms of permitted development, approximately half the depth and there is currently a garage where part of the proposed extension is to be situated. The proposed front extension has no side windows and is approximately 4 metres from the boundary with number 24 Boundary Way and 8 metres from the boundary with 50 Park Way and will be screened by the existing boundary treatment.
- 7.5 No objections were received regarding the scheme and 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).

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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01170 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 240/403/1 Existing and proposed floor plan
Drg No 240/403/2 Existing and proposed elevations plan
Drg No 240/403/3 Proposed section plan
Drg No 240/403/4 Location plan and site plan
Reason: - To ensure provision of a satisfactory development.

