

5 Statutory and Non Statutory Consultations

FAO Estates Manager, Corporate Group

No objection

Southern Water

The exact position of the public sewer must be determined on site before the layout is finalised. No development or new trees should be located within 3 m and all existing infrastructure should be protected. No new soakaways should be located within 5m 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 with Southern Water Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk .

Southern Water require a formal application for any new connection to the public foul and surface water sewers to be made by the applicant/developer and request an informative:-

"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 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.

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 Groundwater Protection Policy, and the Environment agency should be consulted.

(Officers Note:- if the site falls within a Source Protection Zone, the Council consults the Environment Agency for commercial development only).

Arboriculturalist

No objection as trees will be fully protected during development.

Engineering/Drainage, Havant Council

No drainage observations

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

Summary:

Comment:

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 streetscene
- (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.

(ii) Impact upon the streetscene

The works would be to the rear and not be readily visible from the street. The existing trees are visible from Forest End and additional information has been submitted to show how these trees will be protected. The design and appearance of the extension 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).

(iii) Impact upon residential amenity

The main impact relates to the adjacent properties at 25 and 27 Forest End. In respect to the single storey extension this will replace the existing conservatory, and whilst slightly higher the additional bulk is not considered to result in detriment. The proposed first floor element is modest in size and would be set off the side boundaries. It is considered that the proposal would have negligible impact on the properties immediately adjacent to, opposite and to the rear of the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

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/16/00602

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 be as set out on the submitted plans and forms 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Block and location plans D0513.001
Existing plans D0513.002
Existing elevations D0513.003
Proposed plans D0513.004.02
Proposed elevations D0513.005
Tree Protection Plan and Information received 14 July 2016
Reason: - To ensure provision of a satisfactory development.