
Site Address:	24B Park Lane, Bedhampton, Havant		
Proposal:	Single storey front extension with pitched roof.		
Application No:	APP/15/00962	Expiry Date:	05/04/2016
Applicant:	Mr P Newman	Team:	Team 1
Agent:	Mr P White	Case Officer:	Karen Wooden
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 24B Park Lane is a modern detached two storey dwelling located on the east side of Park Lane. The property is constructed of red brick walls with brown hung tiles to the roof.
- 1.2 The property was constructed approximately 8 years ago along with 24A Park Lane. These were originally identical in design but the owners of the application site have subsequently converted their integral garage into living accommodation, removing the garage door and replacing with a UPVC window, which has altered the symmetry of the properties.
- 1.3 The surrounding area is of medium density consisting of a range of two storey detached and semi-detached dwellings and bungalows of a mixed and similar age, styles and designs. To the north of the site is a two storey Methodist church and next door (north) is a convenience store with residential accommodation.

2 Planning History

06/71604/000 - Demolition of existing chalet bungalow. Construction of 2 No. detached two storey houses with integral single garages. , PERM,27/02/2007
APP/12/00355 - Single storey rear extension., PERM,15/06/2012
APP/12/01176 - Rear conservatory., PERM,03/01/2013
APP/16/00152 - Single storey front extension incorporating pitched roof.,
WITHDRAWN

3 Proposal

- 3.1 Single storey front extension with pitched roof.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS19 (Effective Provision of Infrastructure)

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 within the site, Building over a "public sewer" is not normally permitted by Southern Water. However, under certain circumstances building over a minor 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 over to the sewer will be required to be submitted by the applicant".

Due to changes in legislation that came in to 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: 0330 303 0119) or 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.

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

Development within Source Protection Zone.

Officer Comment: Given the small scale of the development it is not considered that there would be a significant impact on ground water.

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

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 the design
- (iii) Effect on neighbouring properties
- (iv) Impact on sewers

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of the Design

7.3 The design and appearance of the proposed extension, using materials to match the existing dwelling, are considered to be appropriate within the current mixed streetscene. The proposal would not result in an adverse impact on the visual amenity of the locality and therefore meets the requirements of Policy CS16 of the Havant Borough Local Plan Core Strategy.

(iii) Effect on neighbouring properties

7.4 No objections have been received in relation to this application. Due to the location of the proposed extension, this will have no affect on the occupiers of 24a Park Lane in terms of overlooking or loss of privacy. The convenience store that is located to the north of the site has benefited from a single storey extension which is close to the boundary line, and which has a door and window to the front elevation and no windows to the side. Therefore it is considered that the extension the subject of this application will not be detrimental to the neighbouring properties, therefore complying with policy CS16 of the Havant Borough Core Strategy 2011, and the National Planning Policy Framework.

(iv) Impact on sewers

7.5 Southern water advise that there may be an impact on a public sewer. Works over a sewer require separate consent from SW and an informative has therefore been added.

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/15/00962

(A) 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:

Elevations and plans - Received 2 September 2015

Reason: - To ensure provision of a satisfactory development.