

Recommendation: **GRANT PERMISSION**

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

Environment Agency

No bespoke comments, however the site lies in a source protection zone for drinking water supplies. All precautions must be taken to avoid discharges and spills to the ground both during and after construction. For advice on pollution prevention measures, the applicant should refer to our guidance 'PPG1 - General guidance to the prevention of pollution', which is available on our website at:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

In the event of a pollution incident, all works should cease immediately and the Environment Agency should be contacted via the incident hotline 0800 807060.

NB: informative recommended.

Southern Water

- No future works parallel to the foul and surface water sewer within 500mm
- Where within 3 metres, foundations to be taken down 150mm below the invert level
- No new soakaways should be located within 5 metres of a public sewer
- No new tree planting should be located within 3 metres either side of the centreline of the public sewer

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 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.

NB: Informative recommended.

Engineering/Drainage

No observations.

Building Control, (Fire Access Consultation)

Unable to scale accurately, but extension may fall within 3 metres of a public sewer, if so Southern Water Services should be consulted.

Arboriculturalist

No arboricultural concerns.

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 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 The proposal would be attached to the rear of the property and would not be visible from the public realm. The development, which extends across the whole extent of the rear wall of the original dwellinghouse with a terrace to part of the first floor, would result in a modest increase to the original footprint of the property, which can be comfortably accommodated within the extent of the site. The design and appearance of the extension is considered to be appropriate in context to the main building, 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 The proposal would not be visible from the front of the property and there are no side windows in the extension which does not project beyond the existing side elevations of the property. The property is set back slightly from number 15 and the distance to the shared boundary with this property is 0.8 metres and 6.9 metres to the western boundary.
- 7.5 The original plans proposed the first floor terrace extending across the whole width of the extension which would have given rise to a considerable amount of overlooking of the property at number 15. Following Officer concerns, amended plans were subsequently submitted on 24 November reducing the extent of the terrace to the east by 5.4 metres and retaining the 1.9 metre high privacy screen which was an original part of the proposal. Whilst the new first floor terrace would result in some overlooking and loss of privacy to the property at 15 Tamar Down, it is doubtful as to whether the detriment is so great as to warrant a justifiable reason for refusal. A condition is recommended restricting any further extension of the first floor terrace.
- 7.6 No objections were received regarding the scheme and it is therefore considered that the proposal is unlikely to appear overbearing and the privacy screen to the first floor terrace would limit any overlooking, therefore resulting in negligible impact on the properties immediately adjacent to the application site, 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/15/01111 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 At no time shall the terrace area over the single storey extension hereby permitted as shown on drawing number 226.P104_A be extended and 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 Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 226.E100_A	Location and block plan
Drg No. 226.E101_A	Existing ground floor plan
Drg No. 226.E102_A	Existing first floor plan
Drg No. 226.E103_A	Existing roof plan
Drg No. 226.E104_A	Existing north and south elevations plan
Drg No. 226.E105_A	Existing west and east elevations plan
Drg No. 226.E106_A	Existing section plan
Drg No. 226.P101_A	Proposed ground floor plan
Drg No. 226.P102_A	Proposed first floor plan
Drg No. 226.P103_A	Proposed roof plan
Drg No. 226.P104_A	Proposed north and south elevations plan
Drg No. 226.P105_A	Proposed west and east elevations plan
Drg No. 226.P106_A	Proposed section plan

Reason: - To ensure provision of a satisfactory development.