

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

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Please find attached a plan of the sewer records showing the approximate position of a foul sewer within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No development or new tree planting should be located within 3 metres either side of the external edge of the public sewer.
- No new soakaways should be located within 5m of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Furthermore, due to changes in legislation that came in to force on 1 st 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 3030119) or www.southernwater.co.uk.

Southern Water requires a formal application for a 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 S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

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 suitable 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.

The design of drainage should ensure that no land drainage or ground water is to enter public sewers network.

NB: Informative 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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection was received from one address raising the following concerns:

- 6.1 The bulk and mass of the extension will be overwhelming to the neighbouring property.
Officer comment - see section 7.
- 6.2 The proposal would result in loss of light and over shadow the rear garden of the neighbouring property.
Officer comment - see section 7.
- 6.3 The proposal would create a terracing effect.
Officer comment - see section 7.
- 6.4 The rear elevation of the extension is stark and flat and could have been softened with a hipped roof..
Officer comment - see section 7.
- 6.5 The proposal is not in keeping with the existing street scene, the properties which have had side extensions do not include the garage and are below the existing roof line to avoid bulk and mass and break up what could otherwise look a cramped structure.
Officer comment - see section 7.

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 and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking

- (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 management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal is for the construction of a first floor front and side extension over the existing garage and part of an earlier single storey extension, and cladding to the extension and the front elevation of the existing property. Whilst the development would be visible from the public realm, the front elevation of the garage is a minimum of 6 metres from the highway. The development as proposed will not increase the footprint of the property, however it will result in a noticeable increase to the overall volume on the eastern side of the property.

7.4 As originally submitted, the initial proposal was for a larger addition with a greater depth and height. Officer concerns were raised regarding the scheme, in particular regarding the potential effect on the neighbouring property to the east (4 Lexden Gardens) and the impact on the visual amenity of the street scene. Plans for an amended scheme were subsequently submitted and it is those which are considered in this report.

7.5 The revised proposal has reduced the depth of the extension compared to the original submission by approximately 1.6 metres, setting the extension 0.7 metres back from the front elevation of the garage and 0.9 metres less to the rear. The ridge height of the proposal has also been decreased by 0.5 metres and would be 0.9 metres lower than the existing ridge height.

7.6 Representations have been received to the effect that the proposal would not be in keeping with the existing street scene and could result in a terracing effect. Lexden Gardens is a cul-de-sac of similar style two storey properties with garages to the front, together with a bungalow to the northern end opposite the application site and two individual chalet style properties at the southern end. The properties on the western side present some uniformity to the street scene, as do two of the properties on the northern side. However, the application site is situated on a bend in the road and the front elevation of the property is 5 metres forward of the front elevation of the property to the west (2 Lexden Gardens) and set back 5 metres from the front elevation of the property to the east (4 Lexden Gardens). The front wall of the garage falls in line with the southern elevation of this neighbouring property, giving a slightly staggered appearance to the houses in this part of Lexden Gardens.

7.7 Although the properties are detached, there is no significant distance between the houses, the majority of which have large flat roof garages projecting beyond the front elevation of the properties. The proposed development entails no increase in the footprint of the property, and whilst the extension will be built up to the eastern boundary with 4 Lexden Gardens, it is subservient in height, the roof pitches away from the boundaries and it is set back from the front elevation of this neighbouring property. It is therefore considered that the design relates well to the existing dwelling and is clearly defined as part of this property.

7.8 In terms of the concerns regarding a potential terracing effect, there are a number of examples in the street where development is close to or up to property boundaries, albeit there are none which project beyond the front elevation of the original dwelling. Whilst it is recognised the proposal would have an impact on the existing street scene, due to the siting of the properties in this part of Lexden Gardens, and in particular the staggered nature of the existing front elevations, it is considered that this impact would not be so great as to constitute a defensible reason for refusal.

- 7.9 Therefore, whilst it is acknowledged the extension would result in a noticeable addition to the volume of the property, it is judged the original concerns raised regarding the impact on the street scene have been satisfactorily addressed by the amended plans. The scheme is judged to be subservient to the main dwelling by virtue of the proposed height, and as such it is consistent with the guidance set out in the Havant Borough Council Borough Design Guide SPD.
- 7.10 With regard to the proposed cladding, this will in part replace existing tile hanging. As part of the overall works to extend the dwelling it is considered the new cladding to the property, which is to be light grey in colour, will upgrade its exterior and is appropriate in its setting.
- 7.11 Taken together, the form, scale, bulk, design and appearance of the proposal is deemed appropriate in context to the main building and the street scene and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.12 The proposed scheme is to the eastern side of the property, situated over the existing garage and utility room. It would not project beyond the existing side elevation of the garage, retaining the 0.9 metre distance to the property to the east (4 Lexden Gardens). Third party concerns have been raised that due to the extent of the proposal and the proximity to the boundary, the addition would lead to a loss of light and overshadow the rear amenity area of the property at number 4.
- 7.13 As discussed at 7.4 -7.5 above, the original submission was amended following initial consideration by the officers, with a resultant reduction in the extent and height of the first floor addition. As amended, it is acknowledged the extension is of a reasonable size and would be built up to the property boundary of the application site with 4 Lexden Gardens. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls comfortably outside the overshadowing zone of ground and first floor windows at 4 Lexden Gardens. Furthermore there are no windows in the western side elevation of the neighbouring property at 2 Lexden Gardens, which lies 6.8m from the proposed extension, and it is therefore considered a reasonable outlook would be retained from this property.
- 7.14 With respect to concerns about the extension being overwhelming to the property to the east at 4 Lexden Gardens, as amended the extension is set back 0.7 metres from the front elevation of this property and projects approximately 1.5 metres beyond the rear elevation with a pitched roof 0.9 metres below the existing ridge height. Although it is recognised a hipped roof to the rear of the extension would reduce some massing, it is considered this would compromise the design of the scheme when viewed from the street scene. The limited depth of the extension beyond the rear elevation of 4 Lexden Gardens, coupled with that property's substantial rear amenity space, means that it is not considered that the impact of the development on No. 4 would be unacceptable.
- 7.15 With regard to overlooking issues, there are no windows in the main side elevations of the extension, although there are three roof lights in the eastern roof elevation and one in the western roof elevation. The bottom edge of the rooflights are approximately 0.5 metres above the eaves of the extension, and it is considered the roof lights would not

result in any additional overlooking or loss of privacy to the occupiers of the neighbouring properties.

- 7.16 There is one window in the northern elevation of the proposal which is set back 3.65 metres from the rear elevation of the original dwelling. The plans indicate it is to serve a dressing room with an obscurely glazed window of a modest size and it is therefore judged this window would not result in any additional overlooking of the rear amenity area of the neighbouring property to the east (4 Lexden Gardens).
- 7.17 The properties opposite and to the rear are deemed to be a sufficient distance away for any impact to be negligible.

(iv) Parking

- 7.18 The proposed development results in an increase in the number of bedrooms from four to five, although there would no change to the requirement for three on-site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and it is therefore considered a condition is not necessary in this instance.

8 Conclusion

- 8.1 The form, scale, bulk, design and appearance of the proposal is deemed appropriate in context to the main building and the street scene; and it is considered that the proposal would also have a limited and acceptable impact on the neighbouring properties. The parking requirements associated with the enlarged dwelling can be satisfactorily met on site. The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00985 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 Compulsory Purchase Act 2004.
- 2 The external materials used shall be as indicated on the submitted forms and hereby approved plans, 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:

Drg no. PL.217.18 -01 Rev E Site and location plan, existing floor plans
Drg no. PL.217.18 -02 Existing elevations plan
Drg no. PL.217.18 -03 Rev C Proposed floor plans
Drg no. PL.217.18 -04 Rev C Proposed elevations plan
Email from agent dated 10 January confirming cladding colour

Reason: - To ensure provision of a satisfactory development.

Appendices:

- (A) Location plan
- (B) Existing elevations plan
- (C) Existing floor plans
- (D) Proposed elevations plan
- (E) Proposed floor plans