
Site Address:	6 Battens Way, Havant, PO9 2DX		
Proposal:	Rear conservatory.		
Application No:	APP/21/00345	Expiry Date:	17/06/2021
Applicant:	Mrs J Parkin		
Agent:		Case Officer:	Joseph Toole
Ward:	Battins		

Reason for Committee Consideration: Applicant is a HBC Staff Member

HPS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 6 Battens Way, Havant, is located to the north side of Battens Way. The application site is a two storey end of terrace property which has previously been extended to the front, side and rear with a single storey garage with porch. This previous extension projects approximately 8m beyond the original rear building line.
- 1.2 Vehicular access is from Battens Way with parking to the front and side. The property is located within a residential area with surrounding properties of the same design.

2 Planning History

No relevant planning history.

3 Proposal

- 3.1 A rear conservatory is proposed which will project 5.5m from the rear wall of the house. It will be constructed of a PVC panel frame with bifold doors to the rear, and a lightweight tiled roof projecting to a maximum height of 3.1m.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

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

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water.

Please note:

- The 150 mm public foul sewer requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance.
- No new development or new tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No new soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf.

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit: southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations:

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Officer comment: *The public foul sewer shown on the plan supplied by Southern Water lies in excess of 3m from the proposed conservatory. No new connection to the foul sewer is proposed by this application. The method of surface water disposal is a matter for the Building Regulations.*

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 and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Drainage
- (v) Ecology

(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 proposed development would involve the erection of a rear conservatory. It would be attached to the existing side garage and would have a width of approximately 5.6 metres, a depth of approximately 5.5 metres with a lean to roof having a maximum height of approximately 3.1 metres.

7.4 The proposed conservatory would have timber studwork, plasterboard and plaster with PVC panels and a composite tiled ultra roof. These materials are considered to be in keeping with the context of the main dwellinghouse.

7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be in keeping with the character of the area.

7.6 The design and appearance of the proposal 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). 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

7.7 To the east side of the proposed conservatory there would be no side windows. The proposed extension would be immediately adjacent to the existing garage, which projects further into the garden along the eastern boundary and as a result the conservatory is not considered to have an adverse impact on the residential amenity of No.4 Battens Way.

- 7.8 To the west side of the proposed conservatory there would be no side windows. The proposed extension would go along the shared boundary with No.8 Batten Way. Due to the proposed roof design, depth of the extension and orientation it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property, with only the upper part of the sloping side elevation visible above solid timber fencing on the western boundary.
- 7.9 To the rear of the proposed conservatory there would be a set of bi-folding doors and 3 rooflights. Due to the existing screening along all boundaries the conservatory is not considered to cause harmful overlooking to any surrounding properties.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Drainage

- 7.11 Southern Water were consulted on the application and have raised no objection. A public foul sewer running through the rear garden of the application site lies sufficiently distant from the conservatory to meet Southern Water's requirements. An informative has been recommended to the application addressing other aspects of their consultation response.

(v) Ecology

- 7.12 The property is adjacent to an area of Lowland Mixed Deciduous Woodland with Battins Copse lying to the rear of the property. The proposed development is not considered to have a negative impact upon the ecology of the area and is well separated from the boundary with the Copse.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and the neighbouring properties, and has no adverse impacts upon drainage or ecology. The application is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00345

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

Location Plan
Proposed Block Plan
Proposed East Elevation
Proposed West Elevation
Proposed Rear Extension
Proposed Ground Floor Plan

Reason: - To ensure provision of a satisfactory development.

- 3 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.

Appendices:

- (A) Location Plan
- (B) Proposed Block Plan
- (C) Proposed Ground Floor Plan
- (D) Proposed Rear Elevation
- (E) Proposed West Elevation
- (F) Proposed East Elevation