

Application Number: 21/11461 Full Planning Permission

Site: 196 EVERTON ROAD, HORDLE SO41 0HE
Development: Drainage pipe and inspection pits (Retrospective)
Applicant: Mr Loveridge
Agent:
Target Date: 11/01/2022
Case Officer: Vivienne Baxter

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) principle of the development
- 2) impact on the character and appearance of the area
- 3) impact on residential amenity
- 4) drainage

This application is to be considered by the committee because an objection has been received from Hordle Parish Council.

2 SITE DESCRIPTION

The site lies within the built up area of Hordle at the southern end of the village. It is one of two large detached houses constructed in the past few years and is situated on the corner of Everton Road and Sky End Lane. To the rear of the property, the garden is enclosed by a close boarded fence to all side. Either side of the garden are inspection chambers in relation to the drain which runs along the rear of properties in this part of Everton Road.

3 PROPOSED DEVELOPMENT

The proposal is retrospective and seeks permission for the retention of the culvert provided over the drainage channel and the associated gabion/blockwork inspection chambers.

The scheme involves the provision of a 17.5m length stretch of 450mm diameter water pipe across the rear garden of the property. Either end of this are inspection pits which show the pipe embedded in concrete with four rows of breeze blocks above, the top of which is level with the garden. To the north east side of the inspection pits are two layers of gabion baskets. The southern most pit adjacent to 198, Everton Road also includes the end of a further pipe with greater diameter which is understood to continue across the adjacent property. The garden has been landscaped with lawn over the pipe. There is also a surface mounted swimming pool adjacent to the southern inspection pit.

Permission is not normally required for landscaping within a dwelling's garden, however the nature of these works mean that it can be considered as an engineering operation, thereby requiring planning consent.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
20/10710 Proposed conservatory to side elevation	21/08/2020	Granted Subject to Conditions	Decided	
17/11079 Variation of Condition 2 of Planning Permission 17/10305 to allow additional window to plot 1; enlarge rooflights, alter windows to side elevation of plot 1; 1.8m high northern boundary fence; 1.0m high fence to north east boundary	29/09/2017	Granted Subject to Conditions	Decided	
17/10305 2 houses; parking; access	27/04/2017	Granted Subject to Conditions	Decided	
16/11751 2 houses; 1 detached garage; access; parking	16/02/2017	Refused	Decided	
16/11384 3 houses; access; parking; landscaping	10/01/2017	Refused	Decided	
16/10964 3 houses; access; parking	05/09/2016	Withdrawn by Applicant	Withdrawn	
08/91643 2 dwellings; access to Sky End Lane (Outline application with details only of layout and access)	15/01/2009	Refused	Appeal Decided	Appeal Dismissed

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

Supplementary Planning Guidance And Documents

New Forest Strategic Flood Risk Assessment

Relevant Legislation

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

National Planning Policy Framework

Relevant Advice

Chap 12: Achieving well designed places

NPPF Ch.14 - Meeting the challenge of climate change, flooding and coastal change

Constraints

NFSFRA Surface Water

Aerodrome Safeguarding Zone

Small Sewage Discharge Risk Zone - RED

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Hordle Parish Council: Parish 4 We recommend refusal.

The Parish Council is concerned that this area is liable to flooding and there is no evidence that the necessary consents under the Land Drainage Act have been received from the lead Local Flood Authority - Hampshire County Council.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Southern Water: no objection

HCC Surface Water

No justification for works, retrospective land drainage consent will not be granted

9 REPRESENTATIONS RECEIVED

The following is a summary of the three objections received.

- the stream should remain open and unhindered
- the property was sold with the knowledge that the stream should remain open
- enclosing the scheme could result in further flooding upstream on Everton Road

10 PLANNING ASSESSMENT

Background

During the course of the original approval for this property and its immediate neighbour (17/0305), it was stated that the prior written consent - outside of the planning process - would be required from the Lead Local Flood Authority (HCC) to implement any works which would affect the ordinary watercourse. At that time, the application did not involve any alterations to the watercourse. It was also noted that the watercourse was sensitive as there have been historic incidents where it has failed to cope with excess flows, resulting in flooding of the adjacent road and property. The New Forest Strategic Flood Risk Assessment indicates the possibility of flooding across the rear garden area of the site, extending north into Sky End Lane and south into 198, Everton Road and beyond. The application was approved with conditions relating to the surface water drainage and landscaping of the site. The drainage condition was discharged and its requirements included in the subsequent permission for a variation of condition.

The application to vary conditions involved changes to windows, roof lights and boundary fencing. As the landscaping had not been agreed under the original scheme, details were provided as part of the variation of condition application and this scheme was secured through condition 10 of that subsequent approval. The approved landscaping scheme included retention of the watercourse as an open stream through the site and adjoining property.

Principle of the development

In principle, there are no objections to the engineering works which include alterations to the approved landscaping scheme.

Design, site layout and impact on local character and appearance of area

The alterations to the rear garden area of the site do not impact on the character of the area in that the garden is well screened from public views. The inspection pit adjacent to Sky End Lane does not extend beyond the site boundary fence and has no adverse impact on the character or appearance of the area.

Residential amenity

Covering over the watercourse clearly enables a more useable rear garden area for the occupants of the property. However, in view of the pipe being a different diameter to the adjacent section, there may be an instance where the 450mm pipe does not have adequate capacity to accommodate the water coming from the north(upstream) the 600mm pipe and this could result in the northern inspection pit filling up and impacting on the occupants' amenity through flooding.

Drainage

The watercourse runs along the rear of properties on Everton Road and Longfield Road in a south easterly direction. It is culverted underneath Sky End Lane and this section is contained within a 600mm diameter pipe running west/east before it returns to run in a south easterly direction through the rear garden of the site. There have been numerous instances of flooding reported in this area over the years.

Throughout the consideration of applications on this site, the Council's drainage team have advised that the surface water drainage scheme should accommodate run-off from a 1 in 100 year storm event plus 30% in order to minimise the impact of the additional built form and hard surfacing on the areas at potential risk of flooding identified in the New Forest Strategic Flood Assessment for surface water. A drainage scheme to deal with the scenario of a 1 in 100 year storm event plus 40% has been approved and implemented on site. The approved scheme did not include any outlets into the watercourse within the site area of this application although there is one agreed outlet into the watercourse where it flows through the rear garden of no.198 and does not, therefore impact on flows through the site.

However, it has also been made clear that any alterations to the watercourse would require the *prior* consent of Hampshire County Council (Flood and Water Management). In this respect, it is understood that works implemented to realign the watercourse in 2016 were reinstated when the Lead Local Flood Authority threatened enforcement action for that change. The same team have now advised that the subsequent works to culvert the watercourse subject of this application do not have consent nor can retrospective consent be granted. They also advise that an open watercourse would have significantly more storage capacity than the 450mm pipe which has been installed.

11 CONCLUSION

The retrospective works do not have any adverse impact on the character or appearance of the area. With regard to residential amenity, there is likely to only be harm to occupants of the site were the culverted watercourse to overflow adjacent to Sky End Lane. As it is within the remit of HCC Flood and Water Management to rectify issues surrounding flooding of this watercourse, it would be unreasonable to refuse permission for either residential amenity or flooding reasons as these could both be addressed through the Flood Authority.

12 OTHER CONSIDERATIONS

Whilst permission is recommended for the retrospective works, it should be noted that were HCC Flood and Water Management successful in pursuing the reinstatement of the watercourse, this authority would not object to this subject to the approved landscaping details being reinstated.

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development permitted shall be carried out in accordance with the following approved plans:

- ASP.17.079.502 - landscape plan
- Block plan
- Site location plan
- Plan showing photo locations
- Photographs
- Statement of works

Reason: To ensure satisfactory provision of the development.

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

March 2022

196 EVERTON ROAD
HORDLE
SO41 0HE
21/11461

Scale 1:1250

N.B. If printing this plan from
the internet, it will not be to
scale.

