
Site Address: 87 Brook Gardens, Emsworth, PO10 7LA
Proposal: Proposals include: Single-storey front extension with internal structural alterations.
Application Type: Full Planning Permission
Application No: APP/23/00876 Expiry Date: 10/01/2024
Applicant: Mr & Mrs Shaw
Agent: Mr Reading Case Officer: Robert Riley
JB Architecture Design Ltd.
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site, is a two storey terraced dwellinghouse located in Emsworth. It contains red/brown brickwork on its external walls and is constructed with a brown concrete tile pitched roof design. The application site also contains a garden to the rear with fields beyond the rear garden. The application site also contains a driveway to the front of the dwellinghouse which fronts onto Brook Gardens.

The area is in a location that could be considered both residential and urban with the character of the road being two storey brickwork terraced housing with some semi detached housing and detached dwellings.

2 Planning History

No relevant planning history with the application site.

3 Proposal

The proposed changes to the application site involves two elements:

A single storey front elevation.
Internal structural alterations.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy
NO OBJECTION WITH CONDITIONS

Conditions:

(1) Matching materials

Conditions are to be read in conjunction with the overall recommendation and should not be separated.

Reasoned Justification:

This proposed front extension would not be visible from the wider AONB landscape and would be of an appropriate design in relation to the host building, subject to matching materials. As such, no objection is raised.

Councillor Grainne Rason
No comment received

Councillor Lulu Bowerman
No comment received

Councillor R Kennett
No comment received

Developer Services, Southern Water
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 Southern Water's Get Connected service:
developerservices.southernwater.co.uk and please read our New Connections 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. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

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

Guidance on Building Regulations is here:

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

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.

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

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Ecologist

I would not raise any ecological concerns with the proposed development. The proposed single-storey extension is unlikely to result in impacts to habitats used by protected or notable species. No further information is required.

Emsworth Residents Forum

No comment received

Environment Agency

Environment Agency Position

We have no objection to the proposal as submitted.

Advice to Local Planning Authority and Applicant

This application falls within the scope of our Flood Risk Standing Advice (FRSA). The FRSA can be found on the gov.uk website using the following link - <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#minor-extensions-standing-advice>.

Advice to the Applicant

Flood Risk Activity Permit

The Environmental Permitting (England and Wales) Regulations 2016 requires a permit (called a 'Flood Risk Activity Permit') to be obtained for any activities which will take place:

- On or within 8 metres of a main river (16 metres if tidal);
- On or within 8 metres of a flood defence structure or culvert (16 metres if tidal);
- On or within 16 metres of a sea defence;
- Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert; and/or
- In a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it is a tidal main river) and you do not already have planning permission.

For further guidance, please visit

<https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits>.

The Applicant should note that a permit is separate to and in addition to any planning permission granted. The granting of planning permission does not necessarily lead to the granting of a permit.

To enquire about the permit application process, the Applicant should contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk. We would advise the Applicant to contact us at the earliest opportunity.

Natural England

No comment received

Hampshire Biodiversity Information Centre

Within 50m SINC (Brook Farm B) Wader and Brent Goose Strategy H22B (Secondary Support Area)

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 and impact on the character of the area and principle of design/ AONB
- (iii) Effect on neighbouring properties
- (iv) Ecological issues

- (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 / AONB

7.3 The proposed development to the application site encompasses a single storey front extension incorporating a entrance lobby with pitched roof and front gable together with a mono-pitched roof to an existing flat roof area and internal structural alterations.

Front extension

7.4 The proposed width of the front extension would be approximately 3 metres, the proposed height of the front extension would be approximately 2.5 metres to the top of the eaves and approximately 3.6 metres to the top of the roof. The extension would be approximately 2.1m deep. This would not considered to be out of character with the existing dwellinghouses on the road and therefore is considered acceptable in design.

7.5 The proposed mono-pitched roof above the existing flat roof would be between approximately 1.7m in depth and with a height of approximately 3.1m. Both additions to the front of the dwelling are considered relatively modest and would be acceptable in the street scene.

7.6 From the notes made during the visit to the application site it was ascertained that although the front extension would extend the scale of the dwellinghouse, it would not extend unacceptably beyond the front building line and is small in scale and therefore the potential effect of the proposed works to the application site is both limited and acceptable regarding the character of the area.

7.7 The site is located adjacent to Chichester Harbour AONB, given the location of the extension and its single storey nature there is not considered to be any significant impact on the setting of the AONB, it is noted that Chichester Harbour Conservancy raise no objection to the proposal.

Internal structural alterations

7.8 These alterations do not fall under planning consideration.

7.9 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

- 8.0 The main impacts with regards to impacts on neighbours, would be to the northern and southern side properties to the application site; No.16 Far Meadow Way (north) and No.85 Brook Gardens (south).
- 8.1 No. 16 Far Meadow Way is set forward of the application site and has significant hedging to the front garden. Any impacts from the front additions would be very limited and therefore acceptable for the residents of that dwellinghouse.
- 8.2 The main visual impact would be to No.85 Brook Gardens to the south of No.87. No. 85 has a projecting garage set closest to the application site and it is noted that the proposed front extension would only project approximately 0.4m beyond this garage. Given the limited size of the extension and its single storey nature it is not considered to result in any significant impact to No.85.
- 8.3 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, 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.

(vi) Ecological Issues

- 8.4 Ecological impacts have been considered in relation to the application site, as the site is within 50 metres of a watercourse, SINC, and a Wader and Brent Goose Strategy Area. The Councils Ecologist has considered the proposals and confirmed that the proposed single storey development would not be likely to harm habitats or protected species.

9 Conclusion

- 9.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00876 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 development hereby permitted shall be carried out in accordance with the following approved plans:

SITE AND LOCATION PLANS: Drawing Number: PL.742.23-01

PROPOSED PLANS AND ELEVATIONS: Drawing Number: PL.742.23-05A

FLOOD RISK ASSESSMENT

Reason: To ensure provision of a satisfactory development.

- 3 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.