
Site Address: 567 Southleigh Road, Emsworth, PO10 7TE
Proposal: Removal of the existing delapidated timber extension and erection of new single storey rear extension.
Application Type: Full Planning Permission
Application No: APP/23/00651 Expiry Date: 19/10/2023
Applicant: Andrew Sergeant & Lyn Darby
Agent: Mr Davison Case Officer: Selina Donophy
iDraw Limited
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a chalet bungalow style dwellinghouse with pitched roof dormers set within the roof slope. This property is located on the north side of Southleigh Road, Emsworth and is set back from the road with parking space towards the front of the property.

2 Planning History

06/71969/000 - Loft conversion to include dormers to front elevation and alterations to roof to form a first floor rear extension., PERM,09/02/2007
APP/10/00103 - Single storey rear extension., PERM,23/06/2010
APP/10/00720 - Two storey rear extension., PERM,13/12/2010

3 Proposal

Removal of the existing delapidated timber extension and erection of new single storey rear extension.

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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)

ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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

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

Comment	Officer Comment
No comments received	

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 This proposal comprises single storey rear and side extensions. The extensions would run down the west side of the property where there is currently empty space and would wrap around the rear following the demolition of the conservatory . The existing garage and shed would be removed and a space would be retained to the east side boundary . The extension would project approximately 1.5 metres beyond the existing conservatory and would create a utility room/ pantry served by a rear elevation window, a lounge served by a rear elevation door and window and a study/bedroom served by windows to the rear and south elevations. These rooms would also be served by rooflights. Proposed materials include render to the elevations and a sheet metal roof.

7.4 The proposed extensions would be located towards the rear of the property and therefore would not be highly visible from the public realm. The extensions would not add much to the existing footprint of the property and are considered to be in keeping with the host dwelling in terms of both scale and design . The materials are not deemed to result in any harm to the character of the host dwelling nor the wider character of the area.

7.5 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) as well as policies D1, D2 and D3 of the Emsworth Neighbourhood Plan. 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

- 7.6 To the east of the application site is no 569 Southleigh Road. The extension would result in the building line now being set further away from the shared boundary than the existing garage and there is not considered to be a harmful impact on the amenity of no 569.
- 7.7 To the west of the application site is no 565 Southleigh Road. There is currently a tall hedge located along the shared boundary which would be removed to make space for the proposed side extension which would be sited along the shared side boundary. There is approximately 2.75 metres separation distance between the two properties which and the proposal would be set at single storey level which is not considered to have an overbearing impact on the side area of no 656 which is not used as primary habitable space.
- 7.8 Consequently, it is considered that the proposal will 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.

(iv) Parking

- 7.9 The proposal would include one additional bedroom however 3 parking spaces could be accommodated on site as shown on the site plan.

8 Conclusion

- 8.1 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/23/00651

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:

ELEVATIONS

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.