
Site Address:	6 Wickor Way, Emsworth, PO10 7RE		
Proposal:	Single storey side glass extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00491	Expiry Date:	27/08/2024
Applicant:	Mr Langford		
Agent:	Mrs Codrington	Case Officer:	Robert Riley
	Eden Verandas		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a 2-storey detached dwellinghouse located to the north side of Wickor Way in Emsworth. The property's materials feature beige brickwork and orange tile hanging at the first floor level of the front elevation to form its external walls with brown concrete tiles in a hip pitched design for the roof. To the front and rear of the dwelling there are gardens. To the side of the dwelling is a driveway.
- 1.2 The application site is in an area which would be considered both urban and residential, with the character of the street featuring similarly sized dwellings, with some variation in materials such as cladding, render and brickwork in evidence.

2 Planning History

06/71794/000 - Two storey rear extension., REF,28/11/2006

07/71794/001 - Two storey rear extension. , PERM,05/07/2007

3 Proposal

- 3.1 This application, proposes 1 element:
- Single storey side glass extension with a proposed depth of approximately 6.12 metres a proposed width of approximately 3.53 metres and proposed ridge height of approximately 2.9 metres and a proposed eaves height of approximately 2.5 metres.

Officer Note

- 3.2 It is noted that the description of this application; being " *Single storey side glass extension* " may also be seen as a infill extension and that approximately 20% of the extension would go beyond the rear wall. However, it is evident when looking at the drawings that this extension is able to be seen as a side extension to No.6 Wickor Way and the subsequent impacts are able to be readily assessed.

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)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Charles Robert

No comments received

Councillor Grainne Rason

No comments received

Councillor Reuben Mychaleckyj

No comments received

Developer Services, Southern Water

Further to the correspondence dated 03 July 2024 regarding the above planning application, Southern Water would have no objections to the above proposal.

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers"

(https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf) and the Sewerage Sector Guidance

(<https://www.water.org.uk/sewerage-sector-guidance-approveddocuments/>) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

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

Emsworth Residents Forum

No comments received

Hampshire Biodiversity Information Centre:

Within 50m Notable and Protected Species - Soprano Pipistrelle - grounded (address at Westbourne Avenue), West European Hedgehog.

Officer Comment: It is considered that the limited proposed works are unlikely to harm protected species.

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: 10

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) 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

Character, bulk and the streetscene

7.3 The extension would only be visible on the streetscene at select vantage points, and with this consideration is considered to be acceptable regarding visual amenities.

7.4 The proposed extension would be modest in scale and appearance, and would be able to be considered to be subservient to the main dwelling with relevance to the proposed single-storey mono-pitched nature of the extension and the relatively modest footprint of the proposed addition.

Materials

- 7.5 The application seeks to use aluminium posts and glass doors to the rear elevation for the external walls, and proposes a glass roof with aluminium profiles. Although these materials were where they to be readily visible upon the streetscene may be considered striking with the established streetscene, they are set well back on the building and would only be visible at certain vantage points on the street. The design is similar to a conservatory and is considered an attractive addition onto No.6 Wickor Way and would be an acceptable addition to the property.
- 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 2011) and Policy D1 General Design Policy 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

- 7.7 To the western side of the application site No.8 Wickor Way. Due to proximity, the main impact to assess would be in regard to this property. As most of the extension would be shielded by the main dwelling of No.6 Wickor Way, and in consideration of its modest height and boundary treatment on site, it has not been considered that No.4 Wickor Way would be unacceptably impacted. Furthermore, due to the location, scale and nature of the works properties to the front and rear of this proposal are not considered to be unacceptably impacted.

No.8 Wickor Way

- 7.8 Regarding overlooking concerns, although the extension would be heavily fenestrated it would face boundary treatment, and it is not considered to unacceptably increase overlooking of No.8 Wickor Way. With regards to overshadowing and the sense of overbearing, although it would be in close proximity to No.8's curtilage, with consideration of its proposed eaves height of approximately 2.5 metres it is not considered to unacceptably increase a sense of overbearing and at this proposed eaves height it would not unacceptably increase overshadowing of No.8's dwelling and rear garden. The structure would also be open to its western elevation reducing any apparent mass and bulk. With regards to these considerations, this proposal is considered to have an acceptable neighbourly impact upon No.8 Wickor Way.
- 7.9 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 2011) and Policy D1 General Design Policy of the Emsworth Neighbourhood Plan. It is noted no letters of objection were received with respect to the scheme.

(iv) Ecology

- 7.10 The application site has been found to be within 50 metres of protected species; Soprano Pipistrelle and West European Hedgehog. In light of the scale and nature of the works, it has not been considered that the West European Hedgehog species would be unacceptably impacted by the works. Regarding the protected Soprano Pipistrelle bat species, officers have considered that with regards to the single storey nature of the works and that no works being proposed would impact upon the roof, it has been considered that this species is unlikely to be impacted by these works. With regards to these considerations, this proposal is considered to accord with policies

CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011.

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/24/00491

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:

Drawing Number: 36497-03 REV A: PROPOSED FLOOR PLANS AND ROOF PLANS: Uploaded 3/7/24
Drawing Number: 36497-04: PROPOSED FRONT AND REAR ELEVATIONS: Uploaded 3/7/24
Drawing Number: 36497-05: PROPOSED SIDE ELEVATIONS: Uploaded 3/7/24
Drawing Number: 36497-06: LOCATION AND BLOCK PLAN: Uploaded 3/7/24
Design and Access Statement

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.
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.