
Site Address: 49 Victoria Road, Emsworth, PO10 7NJ
Proposal: Single storey extension to rear following demolition of existing conservatory, alterations to the roof of the extension.
Application Type: Full Planning Permission
Application No: APP/23/00760 Expiry Date: 06/11/2023
Applicant: Mrs C Moss
Agent: Mr Steven Kerr Case Officer: Bethany Crowther
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow comprising cream render and a tile hung roof to the north of Victoria Road. The property contains an existing single storey extension and conservatory to the rear of the property.
- 1.2 The surrounding area is residential in character and consists of a mix of property types. It was noted on a site visit that there is no consistent architectural pattern within Victoria Road. The application site lies within a group of detached bungalows to the north of Victoria Road, whilst there is also the presence of two storey properties within the immediate area of the application site.

2 Planning History

No planning history.

3 Proposal

Single storey extension to rear following demolition of existing conservatory, alterations to the roof of the extension.

The description had been amended to include alterations to the roof of the extension and therefore the application was subject to a 7 day re-consultation period.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Grainne Rason

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

No comments received.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public surface water sewer within the development site. The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 150 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.

- All existing infrastructure should be protected during the course of construction works.

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

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 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

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

Yours faithfully,

Future Growth Planning Team

Developer Services

Emsworth Residents Forum

No comments received.

Southern Gas Network

No comments received.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Total number of representations received: 1

Comment	Officer Comment
Concerns relating to construction traffic.	Whilst it is acknowledged that there will be some degree of impact from construction traffic, this is of a temporary nature and therefore cannot justify planning refusal.

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

(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 extension would be located to the rear of the property and would not be visible from the street scene. The proposal includes the demolition of the existing conservatory to be replaced with a proposed single storey extension, joining the existing extension. The proposal also includes alterations to the roof layout of the existing extension. The proposed extension would extend approximately 3 metres from the rear wall of the existing extension and have a width of approximately 6.8 metres. The existing extension has a projecting rear gable to the east side of the extension and an approximate height of 4.6 metres. The proposed extension would see the rear projecting gable being relocated to the west side of the extension and an approximate height of 4 metres. The extension would comprise both a flat roof and a tiled pitched roof. The proposed extension would accommodate a dining and kitchen area. The design of the proposed extension is considered to be appropriate to the context of the host dwellinghouse and it is considered that the plot size is of a suitable size to accommodate the proposed development.

7.4 The materials would be painted render to match existing, with a flat roof and tiles to match the existing dwellinghouse. There is one proposed window to be installed on the rear elevation and a set of doors to the rear elevation. The two side windows on the east and west elevations are to be replaced to match existing. The materials are considered to be in keeping with the context of the host dwellinghouse.

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). 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. 47 Victoria Road. The properties are separated by a boundary fence and a number of bushes and trees. There are no proposed new windows along this elevation, therefore it is considered that the proposal would not lead to a loss of privacy. As the roof of the extension would be altered for the gable to be situated to the west side of the property, it is considered that the proposed extension would not cause unacceptable harm in terms of outlook or loss of light to the neighbouring property. For these reasons it is considered that the proposal would not lead to any adverse effects in terms of loss of light, outlook or privacy to the neighbouring property.

- 7.7 To the west of the application site in No. 51 Victoria Road. The property is separated by a high level fence and hedge. It is considered that the proposed development would be largely screened by the boundary treatment. The proposed extension would offset the boundary by approximately 1.4 metres. It is therefore considered that the proposed development would not lead to any adverse impacts on the neighbouring property in terms of outlook or loss of light. There would be no new windows installed on this elevation, therefore it is considered that the proposal would not lead to a loss of privacy at the neighbouring property.
- 7.8 To the rear of the property is an access road to allotments and the rear of Glenwood School. The proposal is considered to not have an impact in terms of outlook, privacy or light due to the separation distance of the proposal.
- 7.9 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 that an objection has been received to the application citing issues with construction traffic affecting highway safety in Victoria Road - whilst it is acknowledged that there will be some degree of impact from construction traffic, this is of a temporary nature and therefore cannot justify a refusal on planning grounds, with the works being of a similar nature to many operations which can normally be carried out without the need for planning permission.

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 for application APP/23/00760 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:

PROPOSED BLOCK PLAN, FLOOR PLANS AND ELEVATIONS

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.