
Site Address: 41- 43 North Street, Emsworth, PO10 7DA
Proposal: Proposed loft conversion to create bathroom with roof lights to flats 41 and 43 North Street.
Application Type: Full Planning Permission
Application No: APP/23/00708 Expiry Date: 12/10/2023
Applicant: Mr & Mrs Powell
Agent: Mr Page Case Officer: Denise Sheath
 GRP Architectural Design
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is No.41 and No.43 North Street, Emsworth. These properties are 2No. first floor adjoining residential flats within in a two storey mid terraced property with commercial use at ground floor. The properties both have a grey slate tiled pitched roof and elevations of red multibrick, white painted render and pebble dash.

The area is of medium density with a mixture of two storey terraced properties with commercial and residential use of similar and different age, style and design.

2 Planning History

02/51254/002 - Change of use of ground floor shop to form two 1 bedroom flats and associated external alterations. PERM - 12/03/2002

3 Proposal

Proposed loft conversion to create bathroom with roof lights to flats 41 and 43 North Street.

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)

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

5 Statutory and Non Statutory Consultations

Southern Gas Network

Please find an extract from our mains records for your search area, any SGN assets are described in the map legend. On some occasions maps may be sent that do not contain any gas pipes, this is due to the location of your proposed work area and although there are no pipelines in the immediate vicinity, consultation is still required to ensure that your development has no other impact on our pipelines. SGN Personnel must confirm the actual location of all pipelines prior to commencement of any work. Please note there may also be additional gas pipes (low pressure, medium pressure, etc.) shown on the mains record.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf.

To contact the Pipelines department directly to discuss a consultation for your proposed works, please email

Maintenance.Land.Owner.Enquiries@sgn.co.uk in our southern area or

PlantProtectionAndPipelinesNorth@sgn.co.uk

in Scotland, quoting the LSBUD reference number.

If you require any further information please do not hesitate to contact us.

Southern Electric

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

Portsmouth Water

Thank you for your plant location/mapping enquiry.

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

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: 9

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

- 7.3 The proposal is for the provision of two rooflights to the rear roof slopes of both properties. The proposed roof lights will serve a bathroom and new staircase. 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 residential amenity

- 7.4 The proposed Velux rooflights would face onto the side facing elevation of the neighbouring property directly to the rear (t No. 20 Palmers Road) at the time of the site visit. It is not considered that the proposed Velux windows to both properties would cause any undue harm to this neighbouring property and any impact would be considered limited and acceptable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00708 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:

Application Form - Received 14 September 2023

Location and Block Plan - Drawing No. PL303 - Received 14 September 2023

Existing Ground Floor Plan - Drawing No. EX100 - Received 14 September 2023

Existing First Floor Plan - Drawing No. EX101 - Received 14 September 2023

Existing Rear Elevation and Roof Plan - Drawing No. EX102 - Received 14 September 2023

Proposed First Floor Plan - Drawing No. PL300 - Received 14 September 2023

Proposed Second Floor Plan - Drawing No. PL301 - Received 14 September 2023

Proposed Rear Elevation and Roof Plan - Drawing No. PL302 - Received 14 September 2023

Reason: To ensure provision of a satisfactory development.