
Site Address: 83 Havant Road, Emsworth, PO10 7LE
Proposal: Construction of a 4m x 6m Timber Garden Workshop to the rear of the garden.
Application Type: Full Planning Permission
Application No: APP/23/00149 Expiry Date: 01/05/2023
Applicant: Mr Wigmore
Agent: Case Officer: Joseph Toole
Ward: Emsworth

Recommendation: **REFUSE PERMISSION**

1 Site Description

83 Havant Road, Emsworth, is a semi detached bungalow located to the north side of Havant Road. The bungalow comprises of brickwork and concrete roof tiles. Vehicular access is from Havant Road with parking to the front.

The bungalow is located within a residential area with some surrounding properties of the same design and others differing.

There is a TPO tree to the rear garden of No.85 Havant Road and two TPO trees to the rear of the site within the curtilage of No.12 Nore Farm Avenue.

The property is located within Flood Zone 2/3.

2 Planning History

57/05144 - Outline for layout of roads and footpaths for residential development, UNK,09/10/1957

3 Proposal

The proposed development would involve the construction of an outbuilding to the rear garden of the bungalow. It would be used as a garden workshop and would have a width of approximately 6.1 metres, a depth of approximately 4.9 metres with a dual mono pitched roof having a maximum height of approximately 4 metres.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturist

There is currently insufficient information to determine the potential impact of the development to the surrounding trees.

The measures concerning the foundations are encouraging but an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan would need to be submitted to provide sufficient understanding of the works in relation to the adjacent trees especially those subject to TPO 0739.

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Developer Services, Southern Water

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

Please note: The development is being built over a district council culverted watercourse within the development site.

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.

Environmental Health Manager, Community Group

I have looked at this application and I have no comments to make.

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: 1

Comment	Officer Comment
The outbuilding would cause overlooking and will be an invasion of privacy.	Please see Section 7.
Size and height of the building not in keeping with surrounding properties and their outbuildings.	Please see Section 7.
No trees will be removed because trees have already been removed	Noted
Concerned with noise pollution	This would be controlled under Environmental Health Legislation

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) Impact on trees
- (v) Drainage implications
- (vi) Flood risk

(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 outbuilding would have feather edge cladding painted brown with a green roof to the front and corrugated sheeting to the rear. These materials are considered to be of appropriate design.

7.4 As the proposed outbuilding would not be readily visible from the street scene it is not considered to have an adverse impact on the 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) and 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 front there would be a clear window within the proposed outbuilding. Due to the existing screening of 1.8 metre high fencing and its distance from No.85 Havant Road and the properties along Nore Farm Avenue it is not considered to cause harmful overlooking into these properties. There would also be 4 high level windows within the roof. Due to their height they are deemed non looking thus not considered to cause harmful overlooking.
- 7.7 On the west side there would be no windows or doors within the proposed outbuilding. Due to the existing screening and its position the proposed outbuilding is not considered to appear overbearing or result in the harmful loss of light to the neighbouring properties on the western side.
- 7.8 On the east side there would be a set of doors into the proposed outbuilding. Due to the proposed outbuilding's distance from the boundaries and the existing screening it is not considered to cause harmful overlooking to the neighbouring properties on the eastern side. Furthermore, due to the existing screening and its position the proposed outbuilding is not considered to appear overbearing or result in the harmful loss of light to the neighbouring properties on the eastern side.
- 7.9 To the rear there would be windows within the proposed outbuilding. These views would be screened by the existing boundary treatment thus not considered to cause harmful overlooking to any neighbouring property. Furthermore, due to the existing screening and its position, the proposed outbuilding is not considered to appear overbearing or result in the harmful loss of light to the neighbouring properties to the rear.
- 7.10 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan.

(iv) Impact on trees

- 7.11 The Council's Arboriculturist commented on the application requesting additional information in the form of an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan to provide sufficient understanding of the works in relation to the adjacent trees especially those subject to TPO 0739. The applicant was unwilling to provide this information. As such, there is insufficient information to provide sufficient understanding of the works in relation to the adjacent trees, contrary to Policy CS16 and Policy DM8 of the Havant Borough Core Strategy (2011).

(v) Drainage implications

- 7.12 Southern Water commented on the application raising no objection.

(vi) Flood risk

- 7.13 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not affect these areas.
- 7.14 Part of the application site is located within Flood Zone 2/3. The proposed development is classed as minor development and unlikely to increase the risks associated with flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

8 Conclusion

- 8.1 The proposed development is considered to have an acceptable impact on the character of the area, neighbours and flood risk however due to the insufficient information provided in the form of an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan the proposed development fails to demonstrate that important trees adjacent to the site and especially those subject to TPO 0739 would be adequately secured and that no harm would be caused to the trees and their roots as a result of the proposed development. Therefore, the proposed development would be contrary to the provisions of Policy CS16 and Policy DM8 of the Havant Borough Core Strategy (2011), which collectively require development to be appropriate and sympathetic to its setting and to protect natural features of amenity importance on the site, including trees. Therefore, the application has been recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/23/00149

- 1 The proposed development fails to demonstrate that important trees adjacent to the site and especially those subject to TPO 0739 would be adequately secured and that no harm would be caused to the trees and their roots as a result of the proposed development. Therefore, the proposed development would be contrary to the provisions of Policy CS16 and Policy DM8 of the Havant Borough Core Strategy (2011), which collectively require development to be appropriate and sympathetic to its setting and to protect natural features of amenity importance on the site, including trees.