
Site Address:	5 Anthony Way, Emsworth, PO10 7RZ		
Proposal:	Proposed roof reconfiguration to accommodate loft conversion.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00369	Expiry Date:	20/07/2023
Applicant:	W Ewens		
Agent:	Mr Dowling	Case Officer:	Selina Donophy
	Mulberry Architecture Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey, detached property located on the north side of Anthony Way, Emsworth. This property has a pitched roof and is of red brick construction with a tiled roof. The property is set back from the road with a driveway allowing for on site parking . Towards the rear is a garden. Running down the side of the site is a footpath. The area is predominantly residential in character.

2 Planning History

99/63250/000 - Proposed vehicular access onto Southleigh Road, PERM,22/06/1999
04/63250/001 - To erect a brick and PVCU Conservatory onto the rear of the house and existing rear extension., WD,21/04/2004
APP/10/00609 - New shared access onto Southleigh Road., WD,11/11/2010
09/70919/006 - Application for non-material changes to Planning Permission No. 08/70919/003 relating to revised fenestration to north elevation., PERM,15/12/2009
APP/22/01076 - Change of use from single garage associated with 4A Anthony Way, to garage independent of dwellinghouse., INV,

3 Proposal

Proposed roof reconfiguration to accommodate loft conversion.

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 Julie Thain-Smith

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

No comment received

Developer Services, Southern Water

It appears that the developer is intending to build-over a public foul sewer which is crossing the site.

Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over to the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk

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.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

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

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.

Number of representations received: 1

Comment	Officer Comment
Hello, we are writing to complain and contest this application as the plans suggest the additional loft room will have windows directly overlooking our garden and into our (redacted) windows. This loft extension could be changed to allow the dormer windows to overlook the front of the property which will be facing the street and not affecting any other properties, or, like other properties in the area, the dormer windows could face to the side. This would also have no detrimental effect on neighbouring properties. We therefore wish to object to this proposition as it stands most strongly.	Comment noted - please see 'Planning Considerations' section of the report.

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
- (v) Drainage

(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 the raising of the roof ridge by approximately 1.5 metres - the existing roof measures approximately 6.7 metres in height and this would increase to approximately 8.2 metres . The property is currently designed with a front gable- the proposed roof would now be pitched forwards featuring two rooflights in the front roof slope and a flat roof dormer in the rear roof slope. The loft space would create a master bedroom towards the front and a bathroom and games room towards the rear served by two rear dormer windows .

- 7.4 The proposed increase in roof height is considered to be acceptable - the resulting roof height would not exceed that at no 581 Southleigh Road next door. With the pitched roof design , this also would be generally in keeping with the properties adjacent along Southleigh Road . It is noted that no 5 forms part of a pair with no 4 towards the rear whereby they are both of the same design . Whilst this is noted, the symmetry between these properties is not considered to be an intrinsic element of character within the streetscene as no 4 is located towards the rear .

- 7.5 The proposed dormer is fairly large within the roof slope although it is noted there is some element of set down from the ridge, there is also a gap to the eaves and from the sides of the roof slope . There are other dormers in the immediate area which are of a larger scale and when judged within this context , the proposal is not deemed to appear out of character with the existing roofscape of the rear roof slopes within the streetscene. Cladding is proposed to the side gables and dormer- the cladding is not considered to result in a harmful appearance to the streetscene.

- 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). 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 Directly to the rear (north) of the application site is no 4 Anthony Way . Also to the rear (north east) is no 4a Anthony Way. The proposal would include additional dormer windows at second floor level and these are deemed to allow for increased views back towards the rear, noting that there is not a large separation distance between the properties (18 metres approximately back to back). For this reason conditions would be applied limiting the views out of these windows towards the rear.

- 7.8 To the west of the site is no 581 Southleigh Road- this has a high level window to the

side elevation at second floor level where it has been extended to the side which serves a bedroom which is dual aspect with a window also to the rear elevation . The build up of the roof is not considered to result in harm to the amenity of this property in terms of impact on light or overbearing impact.

- 7.9 To the east of the application site is no 585 Southleigh Road. There are no windows at first floor level to the side elevation of this property and no harm has been identified to the amenity of this property.
- 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).

(iv) Parking .

- 7.11 There is adequate parking on the front driveway for the parking of 3 vehicles . This would meet the maximum parking requirements as stipulated in the Havant Parking SPD.

(v) Drainage

- 7.12 Southern Water have requested a pre-commencement condition requesting that details of the sewer protection measures are to be supplied - this has been agreed and applied.

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/23/00369

(A) 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:

25 May 2023
05 Jul 2023
ELEVATIONS

SITE LOCATION PLAN WITH PARKING PLAN
AMENDED PROPOSED FLOOR PLANS AND

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the commencement of development, details of the measures to be undertaken to protect the public sewer on the site during the course of the construction shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full accordance with the approved measures and retained thereafter during the construction work for the development, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the public sewer having due regard to policies and proposals CS16, CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 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.
- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the games room rear dormer window in the first floor on the rear elevation facing north shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter and fitted with restrictors to limit any opening to a maximum of 100mm. The window shall thereafter be retained as such unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the rear dormer bathroom window in the second floor on the rear elevation facing north shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.