

Recommendation: **GRANT PERMISSION**

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS14 (Efficient Use of Resources)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

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 Grainne Rason

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Developer Services, Southern Water

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

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.

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 Comment.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Concern with proposed extension of the roof on the east side may block sunlight to our PV Array	Please see Section 7.
No issue with adding a rear window on the first floor	Noted

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) Drainage implications
- (v) Parking matters

- (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 proposal would involve changes in materials. These include the introduction of white render on the property. The proposed materials are considered to be of appropriate design and inkeeping with the character of the area. It is worth noting other properties within the street scene have white render finishes.
- 7.4 The proposed works to the roof would be visible from the street scene. It would maintain the existing eaves and have a dual pitched roof like other properties within the street scene. When viewed from the front the first pitched roof would be lower than the back pitched roof and as such is considered to appear less prominent from the street scene. On balance the proposed works are considered to have an acceptable impact upon the immediate street scene with the front roof only extending 1 metre above the existing roof.
- 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 The proposed works to the front are not considered to have an adverse impact on the surrounding neighbouring properties.
- 7.7 On the north facing No.68 New Brighton Road the bulk of the property would be increased. Due to the separation distance of approximately 5 metres from the side walls and the fact the proposal would maintain the same eaves line and be pitched away from the boundary it is not considered to appear harmfully overbearing or result in the harmful loss of light to the neighbouring occupiers. It is worth noting No.68 have solar panels on this side of the roof facing the application site. Due to the removal of the side dormer and the roof pitch it is not considered to have an adverse impact on the solar panels to warrant a refusal. This has been supported by a solar study on the proposal's impact on the neighbour's solar panels. It shows the solar panels currently have a system production of 2.69 mwh and following the proposed works it would have a system production of 2.57mwh, a difference of -0.12 mwh. The solar study show an impact of less than 5% in annual energy consumption. This would comply with the Building Research Establishment Report "Site layout planning for daylight and sunlight - A Guide to good practice" 2022, 3rd edition (BRE 209 2022) which suggests that if existing sunlight availability is reduced by more than 10% i.e 0.90 the reduction maybe noticeable and further testing is required. If 0.90 or above is retained, the reduction will not be noticeable, no further testing is required and should be considered acceptable. As mentioned above the reduction of energy consumption would be less than 5% it would not have a noticeable change and as such considered acceptable. This would comply with Policy CS14 of the Havant Borough Core Strategy 2011. There would also be fenestration alterations including 3 rooflights serving the first floor hallway. These would be above 1.7 metres floor level therefore considered 'non looking'. As to the ground floor alterations to the fenestrations, these would not materially impact No.68, due to a 1.8m close boarded fence along this part of the boundary.

- 7.8 On the south side facing No.64 New Brighton Road the bulk of the property would be increased. Due to the proposal maintaining the same eaves line, pitched away from the shared boundary and its orientation it is not considered to appear harmfully overbearing or result in the harmful loss of light to the neighbouring occupiers. There would also be fenestration alterations including 3 rooflights serving a bedroom and bathroom. These would be above 1.7 metres floor level therefore considered 'non looking'. It is worth noting there are no first floor side windows within No.68. As to the ground floor alterations to the fenestrations, these would not materially impact No.64, due to a 1.8m close boarded fence along this part of the boundary.
- 7.9 To the rear there would be bi-folding doors within the proposed ground floor rear extension. These views would face out onto the rear garden and be screened by the existing boundary treatment on all sides. As such it is not considered to cause harmful overlooking to any surrounding properties. At first floor level there would be a window serving a bedroom. Whilst this would introduce views not currently established, the window would be designed at an angle away from No.64 to restrict views into their private amenity space. If permission is forthcoming a condition for this window to be designed as shown on the plans would be added to the decision. Furthermore, views from this window would be blocked by the extension at No.68 therefore not considered to cause harmful overlooking. Due to its distance from No.5 Wickor Close to the rear it is not considered to cause harmful overlooking upon the occupiers.
- 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) Drainage implications

- 7.11 Southern Water were consulted on the application raising no objection. If permission is forthcoming an informative would be added to the decision.

(v) Parking matters

- 7.12 The proposal would increase the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required to be provided on site according to policy DM13 of the Havant Borough Core Strategy (2011) and the Havant Borough Parking Standards SPD. There is sufficient car parking to the front of the property to accommodate this.

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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00664 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:

Site and Location Plan including Front Street Scene - PL2.680.23.11 B
Proposed Floor Plans and Sections - PL2.680.23.14 H
Proposed Elevations - PL2.680.23.15 E
3D Irradiance Proposed
Existing impact on solar panels
Proposed impact on solar panels

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, 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.

- 4 The first floor rear (east) window serving the bedroom must be installed as per the design and specification shown on drawing No PL2.680.23-14 REV H unless otherwise agreed 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.