

Recommendation: **GRANT PERMISSION**

3 Proposal

The proposal would involve the demolition of an existing two storey rear extension and the construction of a new two storey extension to front of property, two storey extension to rear of property including terraces at first and second floor with amendments at roof level.

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)
DM9 (Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP D1 General Design Policy
ENP D2 Height, Mass and Materials
ENP D3 Layout, Form & Density

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

There are a number of trees onsite and on adjacent land that could be affected by the proposals, some of which are statutorily protected. An arboricultural report has been submitted with the application in which various protection measures have been specified to minimise the impact of this development on these trees during the construction process.

Recommendation:

I raise no objection to the proposals and if you are minded to permit the application, I would recommend that a suitably worded condition is imposed requiring the applicant to adhere to the protection measures detailed within the submitted document.

Councillor Julie Thain-Smith

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

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Loss of light from proposed works	Please see Section 7.
Glare from solar panels	
Overlooking concerns	
Could turn the property into flats or multiple occupants	This is not what is being applied for and cannot be considered as part of this application

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) 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 proposed works would result in exterior alterations and extensions. The proposed two storey front extension and existing garage would have timber cladding. The other proposed works to the rear including the two storey extension would have white render with grey roof tiles to match the existing. The proposed roof terraces at first and second floor would have glass balustrades. These alterations are considered to be of modern contemporary design, deemed appropriate within the context of a residential area. It is also worth noting there are a number of neighbouring properties which have renovated with contemporary extensions and cladding. Therefore, the proposed works are considered to be inkeeping with the character of the area.

7.4 The proposed works are considered to be large however following the demolitions it is considered to be appropriate within the context of the main dwellinghouse and 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 conserve 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 any neighbouring properties opposite.

7.7 On the east side facing No.54 Warblington Road the proposed works would not extend any closer to the shared boundary. Along this side of No.54 Warblington Road there is a ground floor window and two first floor windows. The proposed works would extend out to the front in the form of the proposed two storey front extension. Due to the separation distance from the side of the proposed front extension and side of No.54 being approximately 4.5 metres and the ground floor window at No.54 serving an office room which also has a window to the north, the proposed works are not considered to appear overbearing or result in the harmful loss of light to the neighbouring property. Due to the positions of the first floor windows at No.54, the

proposed works are not considered to cause a harmful loss of light to this property. In terms of the single storey part of the proposed rear extension (closest to the shared boundary with No.54) 45 degree splays have been drawn showing it would not cause a harmful loss of light on the rear windows of No.54. These have also been drawn from the three storey part of the proposal which also shows no harmful impact in the way of loss of light to No.54. Furthermore, on the proposed first floor balcony there would be obscure screening at a height of 1.7 metres on the eastern boundary to mitigate overlooking into the private amenity space of No.54. This would be controlled in the form of a condition. Due to the distance and height of the second floor balcony, which would be set further back than the first floor balcony, it was not considered necessary for a condition as to screening to be imposed.

- 7.8 On the west side facing No.58 Warblington Road there would be fenestration alterations with the introduction of two roof terraces, at first floor and second floor levels respectively. On the proposed first floor balcony there would be obscure screening at a height of 1.7 metres on the western boundary to mitigate overlooking into the private amenity space of No.58. This would be controlled in the form of a condition. Due to the distance, height and set back of the second floor balcony it is not considered necessary to impose similar condition. Due to the separation distance from No.58 the proposed works are not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.58.
- 7.9 To the rear the main fenestration changes involve the two roof terraces. Due to the distance of approximately 47 metres from the side wall of No.1 Curlew Close to the rear it is not considered to result in adverse overlooking. Views would also be partially screened by the existing trees.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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 There are a number of trees onsite and on adjacent land that could be affected by the proposal, some of which are statutorily protected. A Tree survey, report and plan have been submitted as part of the application.
- 7.12 The Council's Arboriculturalist has commented on the application raising no objection. A condition has been recommended for the proposed works to be compliant with the Arboricultural report.

(v) Drainage implications

- 7.13 Southern Water commented on the application raising no objection. An informative would be added to the decision if permission is granted.

(vi) Parking matters

- 7.14 The proposed works would continue to provide 5 bedrooms therefore 3 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate this.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbours, trees and parking and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00940

- 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 Location Plan - CO223-P001
Proposed Site Layout - C0223-P003A
Site Plan and South Elevation 45 degree tests - C0223-P004
Proposed Ground Floor Plan - C0223-P111A
Proposed First Floor Plan - C0223-P112A
Proposed Second Floor Plan - C0223-P113A
Proposed Roof Plan - C0223-P114A
Proposed North Elevation - C0223-P211A
Proposed West Elevation - C0223-P212A
Proposed South Elevation - C0223-P213A
Proposed East Elevation - C0223-P214A
Tree Survey and Report - C0223-P001A
Location Plan showing trees
Design and Access Statement

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the proposed works hereby permitted the first floor balcony on the south elevation shall be fitted with side screens on the east side and west side to a height of no less than 1.7m above finished balcony floor level 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.

- 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 The proposed development approved shall be carried out in accordance with the Tree Survey and Report by Jonathan Rodwell dated November 2022 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the TPO trees within the vicinity are retained and adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.