

Recommendation: **GRANT PERMISSION**

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

Arboriculturalist (1)

I would suggest a pre-commencement condition needs to be imposed here requiring a full impact assessment and method statement.

Planning Officer Comment:

From looking at the plans the proposed extension would be approx. 19 metres away from the TPO area to the rear (west). There is also hardsurfacing and an outbuilding to the back. Also, there is existing fencing to the back. Therefore, I do not consider it necessary to impose a condition requiring a full impact assessment and method statement. Please can you confirm you agree with this assessment and I can determine the application.

Arboriculturalist (2)

As I've not visited, I'm happy with what you've said. I withdraw my comments and raise no objection to the proposals.

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing foul and surface water sewers within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 150 mm diameter foul sewer, 225 mm and 375 mm diameter surface water sewer requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future maintenance access.

- No new development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewers without consent from Southern Water.

- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.

- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

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.

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: 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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Trees
- (v) Drainage
- (vi) Ecology

(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 porch would have support posts and slate roof tiles. The proposed external storage would have timber cladding and slate roof tiles. The proposed extension would have brickwork to match the existing property with slate roof tiles. These material works are considered to inkeeping with the main dwellinghouse and character of the area.

7.4 Part of the proposed works would be visible from the street scene in the form of the proposed porch and external storage. As these works would be of modest size and would not extend significantly beyond the existing building line it is not considered to have an adverse impact upon the character of the area. Due to the proposed rear extension being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the existing conservatory. Therefore, it is considered to be inkeeping with 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 conserve the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 To the front the proposed porch is not considered to have an adverse impact upon any neighbouring properties.

7.7 On the north side facing No.5 Allendale Avenue there would be new doors and windows within the proposed wrap around extension. As these would face out onto the blank flank wall of No.5 it is not considered to cause any form of overlooking. Due to the proposed extension's modest height, pitched away from No.5 it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.

- 7.8 On the south side facing No.1 Allendale Avenue there would be no side windows within the proposed extension, although there would be two rooflights. Due to their position in the roof no form of overlooking is considered to be created. Due to the proposed extension's modest height and design, replacing an existing conservatory it is not considered to have an adverse impact upon the occupiers of No.1 in terms of overbearing or loss of light.
- 7.9 To the rear there would be bi-folding doors and a window facing out on the rear garden. Due to the existing screening of 1.8 metre high fencing it is not considered to cause harmful overlooking to any neighbouring properties.
- 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) Trees

7.11 The Council's Arboriculturalist initially commented on the application requiring a pre-commencement condition to be imposed requiring a full impact assessment and method statement. The Case Officer confirmed the distance away from the TPO trees and existing fencing, following which the Council's Arboriculturalist withdrew their previous comments now raising no objection.

(v) Drainage

7.12 Southern Water commented on the application raising no objection. An informative has been recommended to the decision to reflect their general comments provided.

(vi) Ecology

7.13 The application site is within 50 metres of notable and protected species - Starling (breeding), House Sparrow (breeding) and Silver-washed Fritillary. Due to the nature of the proposed works and its distance away it is not considered to have an adverse impact upon the ecology of the area.

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 ecology is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01043 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:

Location and Site Plan - PL.646.22.01 A
Proposed Ground Floor Plan and Elevations - PL.646.22.03 B

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.