

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

Councillor Lulu Bowerman

No comment

Councillor R Kennett

No comment

Developer Services, Southern Water

The attached plan shows that the existing building lies over an existing public foul sewer. If the works to be carried out will alter the existing foundation line or depth it will be necessary for the applicant to contact Southern Water.

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 foul and surface water sewer to be made by the applicant or developer.

To make an application visit southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link southernwater.co.uk/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 Southern Water Planning Webpage please click the below link:

southernwater.co.uk/regulations-services/planning-your-development

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:

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

Comment	Officer Comment
No comments received	

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

(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 build up of the rear flat roof by approximately 1.2 metres to form a pitched roof with solar panels. Following the demolition of the existing scullery, the property would be extended to the rear, with a catslide roof slope, with an increase in depth at ground floor level of approximately 1.5 metres. Sited on the catslide roofslope would be a rear dormer, creating additional space at first floor level. The dormer would have dimensions of approximately 2.5 metres width, 1.3 metres height with a flat roof and 1.4 metres depth. The proposals would allow for an enlarged kitchen at ground floor level and bedroom 2 at first floor level with a bathroom with a window to the west elevation. The rear extension would include a rear elevation window and two rooflights.

7.4 The proposals are judged to be modest in scale and appearance, subservient in design and generally in keeping with the host dwelling. The extensions would be located towards the rear of the property and although partially visible from Brook Gardens, would not form a highly visible feature of the streetscene. Materials include

rendered pebble dash in white to match existing and slate roof tile - this would be in harmony with the existing property and deemed visually appropriate. The proposals are also judged to accord with policies D1 , D2 and D3 of the Emsworth Neighbourhood Plan.

- 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 adjoining property to the west is no 23 West Road. The extension would be set off the shared boundary and there are no windows on the side elevation of no 23. The proposed bathroom window facing west would have a cil height of 1.7 metres as shown in the section drawing.
- 7.7 To the east is no 19 West Road. The proposals are not deemed to overlook or overshadow this property.
- 7.8 To the rear of the site (north) is no 74 Brook Gardens which is sited side on with the application site. Whilst the dormer window would project slightly further than the existing rear first floor window, there would be no additional overlooking and therefore impact upon amenity is judged to be acceptable.
- 7.9 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). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and 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/21/00190

(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:

WRE 01 2C Proposed block plan
WRE 02 2C Proposed floor plans
WRE 03 2C Proposed elevations and sections
Location plan uploaded on the 05.03.2021

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.