
Site Address: 6 Palmers Road, Emsworth, PO10 7DL
Proposal: Proposed replacement and first floor extension to rear with rooflight in existing rear roof plane
Application Type: Full Planning Permission
Application No: APP/22/01034 Expiry Date: 22/12/2022
Applicant: Mr P Kaye
Agent: Mr B Hindle Case Officer: Selina Donophy
BJH Property Services
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

6 Palmers Road, Emsworth, is a mid terrace Victorian dwelling of moderate size. The terrace properties have small rear gardens, with many having been extended at single storey level, (including the application dwelling). No 6 has also been extended at first floor level towards the rear. There is a private footpath that runs to the rear of the terrace to provide rear access to the gardens.

2 Planning History

APP/16/00074 - 2 storey rear extension; alteration of ground floor rear roof to slate pitched roof., PERM,23/03/2016

3 Proposal

Proposed replacement and first floor extension to rear with rooflight in existing rear roof plane

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

Emsworth Neighbourhood Plan Post Examination Version 2020
Policy D1 General Design Policy
Policy D2 Height, Mass & Materials
Policy D3 Layout, Form & Density

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

No comments received

Councillor Lulu Bowerman

No comments received

Councillor R Kennett

No comments received

Southern Gas Network

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

Portsmouth Water

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

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: 8

Number of site notices: 1

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

- (i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Having regard to the Southern Gas and Portsmouth Water consultee comments set out above, as the works are proposed at first floor level only, these are not considered relevant to the determination of this planning application.

(ii) Impact upon the character and appearance of the area

7.3 This proposal comprises an extension to the existing first floor rear extension to provide additional storage space at first floor level. This would result in a monopitched roof between the side of the existing first floor extension and the side of the roof of the single storey rear extension. Proposed materials include tile to the roof slope. This proposal has been amended following the initial submission due to concerns of mass and bulk and impact on the amenity of no 4 in terms of overbearing impact. It is judged that the revised submission mitigates against these issues.

7.4 The addition is not considered to result in a particularly prominent addition to the roof from what is already in existence. Whilst it will result in the loss of the space to the side where there is currently a bathroom window, the roof would slope down and is not deemed to result in unacceptable mass and bulk. Overall the addition is deemed to be acceptable. 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) Impact upon residential amenity

7.5 To the south of the site is no 4 Palmers Road. The proposed extension would not infringe upon the 45 degree line when taken from the mid point of the rear first floor window at no 4. There is already a degree of building bulk at first floor level at no 6 and the addition is not considered to reduce in any increased harm to amenity at no 4. The proposed is not judged to result in harm to any other surrounding properties. 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/22/01034

(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:

28 Oct 2022

LOCATION AND BLOCK PLANS

39/2223 A EXISTING AND PROPOSED PLANS AND ELEVATIONS

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.