

Recommendation: **GRANT PERMISSION**

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

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. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

The disposal of surface water from this development shall follow the hierarchy within Part H3 of

Building Regulations:

- a) An adequate soakaway or some other adequate infiltration system.
- b) A water course.
- c) Where neither of the above is practicable: a sewer.

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:
developerservices@southernwater.co.uk

NB: Informatives recommended.

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: 4

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) Parking

(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 application is for a part single storey and part two storey rear extension, replacing the existing conservatory to provide a sun room and utility room at ground floor and an additional bedroom at first floor, and would not be visible from the public realm.

7.4 Information was submitted from the agent that a drain was located close to the proposed rear wall of the scheme permitted under APP/19/00528 which prompted the revised application, which is similar to the original scheme.

7.5 The amended proposal includes an increase in the depth of the proposal by 0.5 metres, a new rooflight on the northern roof of the single storey element and a slight decrease of approximately 0.1 metres in the total height of the extension. The single storey element of the proposal would extend across most of the width of the property and the first floor element would be set in 1.8 metres from the northern boundary of the property. The extension has a depth of 3.2 metres with a mono pitched roof to the single storey element. The main part of the extension has a pitched and hipped roof which reduces the mass and is 0.85 metres lower than the ridge of the existing dwelling.

7.6 The proposal would result in a reasonable increase to the volume of the property, although it is considered to be subservient by virtue of its depth and height and can be comfortably accommodated within the extent of the site. A sufficient amount of rear amenity space would be retained.

7.7 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

7.8 The extension would replace the existing conservatory with a single storey and two

storey rear extension. The single storey element would be built close to the northern boundary of the property, although the two storey element would be set in by approximately 1.8 metres and there is only one small rooflight in northern roof of the single storey extension.

- 7.9 The siting of the proposed extension could be considered to lead to a loss of light to the neighbouring property to the north. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of both ground and first floor windows at 104 Corbett Road. It is noted the two storey element of the proposal has been set in 1.8 metres from the boundary to achieve this. Furthermore, the roof pitches away from the property boundaries, minimising any perception of the extension being overbearing. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property. No objection was received from the occupiers of this property.
- 7.10 The extension is a continuation of the property on the southern side, maintaining the 1 metre distance to the boundary with 100 Corbett Road with the northern elevation of this property is a further 1 metre from this boundary. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls comfortably outside the overshadowing zone of both ground and first floor windows at 100 Corbett Road.
- 7.11 There is a ground floor window in the southern side elevation of the property, although it is considered any resulting impact on the neighbouring property would be negligible.
- 7.12 The first floor windows in the rear elevation of the extension could be perceived to increase overlooking of the amenity area of the neighbouring properties. However a degree of overlooking already exists from the current first floor windows and it is therefore considered the first floor rear windows to serve the additional bedroom would not result in a loss of privacy or create an additional unacceptable level of overlooking. There are no properties to the rear of the site and it is noted there is a spacious outlook to the rear of the neighbouring properties.
- 7.13 Consequently, it is considered that the revised 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.

(iv) Parking

- 7.14 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and a condition is recommended to retain the spaces for parking at all times.

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/20/00420 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 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.
- 3 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site, including the garage and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Drg no. 5195/500	Site layout and parking plan
Drg no. 5195/1 Rev A	Existing ground floor plan
Drg no. 5195/2	Existing first floor plan
Drg no. 5195/3	Existing elevations plan
Drg no. 5195/4 Rev B	Proposed ground floor plan
Drg no. 5195/5 Rev C	Proposed first floor plan
Drg no. 5195/6 Rev B	Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.