

Recommendation: **GRANT PERMISSION**

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

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer within the site. The exact position of the public foul sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

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

-No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.

-All existing infrastructure should be protected during the course of construction works. Furthermore, 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. We request that should this application receive planning approval, the following informative is attached to the consent:

Officer comment : Please refer to attached informative

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: 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
- (iv) Parking
- (v) CIL

(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 a single storey and two storey extension to the rear elevation following the demolition of the existing conservatory. On the eastern side of the rear would be the single storey element, which would replace the existing conservatory- this would have a height of approximately 3 metres, a width of 3.5 metres, coming level with the existing side elevation; with a depth of 4 metres. It would have a flat roof with a raised lantern roof light, with high level windows to the side facing east and large bi-folding doors to the rear facing north.

7.4 The two storey extension would be located on the rear closest to the western boundary, this would have a hipped roof, following the roof slope set by the main roof, with a slightly lowered ridge line. This would project beyond the existing rear elevation by approximately 4 metres, with the two storey and single storey extensions coming level to form a new rear elevation. It would have a width of approximately 5.4 metres, coming level with the existing side elevation wall to the west. To the western (side) elevation a door is proposed serving a utility room and to the rear would be an extension of the bi-folding doors from the single storey extension which would serve a family room. At first floor level would be two windows on the rear elevation which would serve an additional rear bedroom and an obscure glazed window to the side (west) elevation at first floor level serving a bathroom. Materials proposed include brickwork to match existing at ground floor level and marley eternit cladding at first floor level also to match existing.

7.5 The proposed works would be located towards the rear of the site and the two storey roof slope would not be visible beyond the existing roof line and therefore impact on the character of the streetscene is not judged to be significant. The scale of the works are judged to be suitably accommodated within the site and would not be highly visible from the rear, with materials proposed in keeping with the existing property. The proposal is also judged to be consistent with Policies D1 and D2 of the Emsworth Neighbourhood Plan (2019) in both design and use of materials.

7.6 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

7.7 To the east of the application site is no 8 Wickor Way. No 10 is sited close to the side boundary shared with no 8, although no 8 is set off by approximately 2.5 metres to the

east. The single storey element of this proposal would be sited towards this side of the site and this would have similar proportions to an extension which could be constructed under permitted development which would not require planning permission. In addition there is already a conservatory in this space and therefore there would be no significant change to the existing situation on this side of the site. A high level window is proposed to the extension facing towards no 8- this elevation was previously full glass with the conservatory as existing and there would be no additional overlooking as a result of this window.

- 7.8 To the west of the application site is no 12 Wickor Way- the two storey element of this proposal would be sited closer to the boundary shared with no 12 and there is approximately 3 metres distance between the two properties. On the side elevation of no 12 there a window at ground floor level which serves a kitchen as well as a window at first floor level with serves a bedroom. The proposed extension would project just beyond the rear elevation of no 12 at two storey level and therefore the extension is judged to impact the outlook of both of these side windows , as well as impacting morning light received by these windows- although it is also noted that the existing outlook from both windows is the side elevation wall of no 10 at two storey level and therefore these windows are already somewhat compromised. Following consideration, impact upon these windows is judged to be acceptable as both windows are secondary windows with both rooms also served by windows on the rear elevation. The extension would not infringe upon the rear elevation windows at no 12 as this would not fall within the 45 degree line taken from the centre of the window to the rear. There would be an additional window also proposed to this side elevation at first floor level, however this would serve a bathroom and would be obscure glazed and therefore would not cause any overlooking to this side.
- 7.9 To the rear of the application site are nos 9-15 Elderfield Close, with no 11 sited centrally to the rear. The proposal does not include any additional windows to the rear elevation, however the rear elevation wall would be moved closer towards the rear boundary by approximately 4 metres . Following the extension there would be approximately 24 metres of rear garden space retained up until the rear boundary. There would be approximately 33 metres between back to back distance between the application site and the rear elevation of no 11. This exceeds the 20 metres back to back distance as recommended in the Havant Borough Design Guide and there is not judged to be any significant additional overlooking towards the rear as a result of the proposal.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.11 As a result of this proposal, the number of bedrooms would be increasing from 4 to 5 . Bedroom increases above 4 do not require any additional spaces as outlined in the Havant Parking SPD , likewise there is judged to be adequate car parking on site.

(v) CIL

- 7.12 The proposed extensions would not add floor space of over 100 square metres and therefore this proposal is not CIL liable.

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/20/00512 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:
PL.351.20.01 Location plan/ existing floor plans
PL.351.20.03 A Proposed block plan/ proposed floor plans
PL.351.20.04 A Proposed 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.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the side elevation facing west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights 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.