

Recommendation: **GRANT PERMISSION**

Emsworth Neighbourhood Post Examination Version Plan 2020
C3 Public Realm Design

D1General Design Policy

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Southern Water has no objection for the above proposal.

Southern Water requires a formal application for any new connection to the public foul 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 has now been published and is available to read on our website via the following link

southernwater.co.uk/infrastructure-charges

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

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

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 The proposal is for a single storey rear extension which wraps around the side elevation joining to the existing side extension, the roof of the side extension is to be increased with a maximum height of approximately 6m and increase by 2.05m, there are to be 1no. velux window to be inserted within the front and 1No. velux window to be inserted in the rear roof slope of the side elevation. The proposed increase in roof height above what is presently a side extension will not result in any significant detrimental impact on the streetscene. The design of the proposal is considered appropriate to the existing dwelling with the roof angle matching that on the main property and the materials also match with those on the main dwelling.

- 7.4 The single storey rear extension has a depth of approximately 1.5m and a 2.15m eaves height and a 3.5m maximum height, the rear extension roof slope will have 3no. velux windows inserted the materials on the extension will match those used on the existing dwelling.

- 7.5 Neighbouring properties at No.83 and No. 85 Westbourne Avenue have similar side extensions to the property, therefore the proposal would not be out of keeping within the streetscene.

- 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) and D1 of the Emsworth Neighbourhood Plan. 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 The neighbouring properties to the front elevation have a distance of approximately 15m from the proposal to their boundaries, therefore the proposal would have an acceptable impact upon these neighbouring properties.

- 7.8 The neighbouring properties to the rear elevation have a distance of approximately 20m from the proposal to their boundaries, therefore the proposal would have an acceptable impact upon these neighbouring properties.

- 7.9 The neighbouring property to the north (No.83) would not be impacted by the side extension due to its location, the proposed rear extension will protrude 1.5m from the existing rear wall and have a height of 3.5m, this element of the proposal would be partially screened by the boundary treatment and have a limited impact upon this neighbouring property, therefore the impact of the proposal would be acceptable.

- 7.10 The proposed side extension will face the neighbouring property at No. 79, there will be a minimum distance of 3m from the facing side elevation to the facing side wall of

this neighbouring property, there are to be no windows inserted along this elevation above ground floor level, the rear extension element of the application has a distance of approximately 4.5m from the proposal to the rear wall and will be partially screened by the boundary treatment. Therefore the impact upon this neighbouring property would be acceptable.

- 7.11 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).

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/20/00164 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 Plan, Site Plan, Existing Elevations and Floor Plans - Drawing No. 01

Proposed Floor Plans and Elevations - Drawing No. 02

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.