
Site Address:	1 Danbury Court, Emsworth, PO10 7RD		
Proposal:	Single storey extension to east and south side of property.		
Application No:	APP/20/00482	Expiry Date:	14/08/2020
Applicant:	Mr & Mrs Todd		
Agent:	Mrs Smith	Case Officer:	Joseph Toole
	Birch Wood Design		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Danbury Court, Emsworth, is located to the south of Danbury Court to the east of Westbourne Avenue. The application site is a two storey detached property comprising of brick and concrete roof tiles. Vehicular access is from Danbury Court with parking to the side.

The property is within a residential area with a mix of properties which vary in size, scale, massing and design.

2 Planning History

10/74320/000 - Tree works., UNK,
APP/16/00790 - Replacement large front porch. , PERM,07/10/2016
APP/20/00001/TP1 - , UNK,05/06/2020

3 Proposal

Single storey extension to east and south side of property.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

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

Arboriculturalist

The report is comprehensive and provided it is followed there should not be a negative impact on any of the trees. The off site Ash, whilst visible from the highway is not a suitable specimen to be protected by a Tree Preservation Order but now the report has been amended to incorporate extra protection measures to this tree also, there should not be a negative impact on this tree either.

Please ensure the tree protection plan are conditioned that all works is carried out in accordance with this.

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Developer Services, Southern Water

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.

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" and Sewers for Adoption with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers and rising mains and water mains.

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 has now been published and 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.

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

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) Trees
- (v) Drainage

(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 proposed development would involve the demolition of the existing side boot room to be replaced by a single storey extension to the east and south. It would be used as a utility room and study area. The proposed extension would have an overall length of

approximately 8.4 metres, a depth of 2.1 metres on the east side and approximately 2.4 metres on the south side with a low pitched roof with a maximum height of approximately 4.1 metres.

- 7.4 The proposed development would have facing brickwork and roof tiles to match the existing property. This is considered to be in keeping with the context of the main dwellinghouse.
- 7.5 The proposed development would be subservient to the host dwelling. It is considered that an extension of this scale would be appropriate in terms of the size of the plot and the retained amenity space. Furthermore, it is considered to have a limited impact upon the street scene with the properties along Westbourne Avenue having a varied trajectory line.
- 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, D2 and D3 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 To the front of the proposed extension there would be 3 windows which vary in size with 4 rooflights. This would not overlook any private amenity space facing the public highway and the front gardens of the properties along Westbourne Avenue.
- 7.8 To the side of the proposed extension facing Danbury Court there would be a side rooflight. This would not overlook any private amenity space facing the public highway and the front gardens of the properties on Danbury Court.
- 7.9 To the side facing No.21 Westbourne Avenue there would be a window in the proposed side extension. This view has already been established from the existing windows along this elevation and would be screened by hedging along the property, therefore it is considered not to have an adverse impact on neighbour amenity.
- 7.10 To the rear of the proposed extension there would be bi-folding doors facing out onto the rear garden screened by the existing hedging. Thus, it is not considered harmful to the surrounding neighbouring properties.
- 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is noted no letters of objection were received with respect to the scheme.

(iv) Trees

- 7.12 The proposed development is within proximity to a TPO tree in the front garden of the property and an off site ash tree. The Council's Arboriculturalist commented on the application and raised no objection subject to a condition all the works are carried out in accordance to the Arboricultural Impact Assessment and Tree Protection Plan. A prior commencement condition to this effect has been recommended to the decision and agreed by the applicant's agent.

(v) Drainage

- 7.13 Southern Water were consulted on this application and raise no objection. The suggested informative has been added to the decision.

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/20/00482

- 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 - P 2010 01
Block Plan - P 2010 02
Proposed Plans - P 2010 05
Proposed Elevations - P 2010 06
Arboricultural Impact Assessment REV A 20.07.2020
Tree Survey - MW 20 0409 TS
Tree Protection Plan - MW 20 0409 TPP REV A

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 No development including site clearance shall commence on the site until the TPO tree in the front garden shall have been protected by fencing approved in the Arboricultural Impact Assessment REV A 20.07.2020 and Tree Protection Plan - MW 20 0409 TPP REV A. Such fencing shall conform to the following specification in accordance with BS5837 2012.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.