
Site Address:	8 Kings Road, Emsworth, PO10 7HN		
Proposal:	Single storey rear extension, alterations to fenestration to include velux cabrio window in rear roof elevation		
Application No:	APP/20/00377	Expiry Date:	14/07/2020
Applicant:	Mr Callaghan		
Agent:	Mr Hinton	Case Officer:	Joseph Toole
	Corinthian Architectural Design		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

8 Kings Road, Emsworth, is located to the south of Kings Road. The application site is an end of terrace property comprising grey render and interlocking roof tiles. Vehicular access is from Kings Road with parking to the front and side.

The property is an end of terrace within a residential area.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

APP/18/00001 - Proposed refurbishment (including extensions and alterations) to no 10. Proposed complete re-building of no 8 (including extensions and alterations)., PERM,24/05/2018

APP/19/01168 - Prior notification for single storey development extending 6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.9 metres and a maximum height of 3.6 metres.
, WD,08/01/2020

APP/20/00195 - Prior notification for single storey development extending 6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.15 metres and a maximum height of 3.3 metres., GPDC,01/04/2020

3 Proposal

Single storey rear extension, alterations to fenestration to include velux cabrio window in rear roof elevation.

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)
DM10 (Pollution)

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

Councillor Julie Thain-Smith
No Comment.

Councillor Lulu Bowerman
No Comment.

Councillor R Kennett
No Comment.

Developer Services, Southern Water

It appears that the developer is intending to build over to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. However, under certain circumstances building over a sewer may be allowed. The conditions associated with the build over to a sewer are contained in Southern Water guidance notes which are available at: southernwater.co.uk. A formal application to build close/over to the sewer will required to be submitted by the applicant.

In order to protect public sewers, Southern Water requests that if consent is granted, a condition is attached to the planning permission, for example, the developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public sewers.

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 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4

Comment	Officer Comment
Concerns with proposed Annex	This has been removed from the application.

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) 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 a single storey rear extension and

alterations to existing fenestration. The proposed rear extension would be used as a living room and kitchen, extending approximately 2.3 metres from the rear wall of the property to join up with the approved extension under permission APP/20/00195. It would have a width of approximately 2 metres with a flat roof with a maximum height of approximately 3 metres.

- 7.4 The proposed rear extension would have grey render and grey composite (recessed roof) to match the existing property. This is considered to be in keeping with the context of the main dwellinghouse.
- 7.5 The proposal 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, due to the proposed development being located to the rear it is considered to have a limited impact on the street scene. Therefore, it is deemed to be in keeping with the character of the area.
- 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 On the west side of the existing property the kitchen window on the ground floor would be removed and 2 new windows, one in the W.C and one in the living room would be added, which is permitted development. This would not overlook the rear private amenity space of No. 6 Kings Road. It is worth noting there would be no side windows in the proposed rear extension.
- 7.8 To the rear there would be 2 sets of doors in the proposed rear extension facing the garden. The views would be screened by 1.8 - 1.2 metre high fencing and hedging along all boundaries. It is considered the proposed doors would not materially change the position of the existing windows facing the rear garden and thus would not have a negative impact on overlooking private amenity space. Furthermore, due to the size and position of the proposed rear extension it would not appear overbearing or result in the loss of light to any of the surrounding properties.
- 7.9 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.

(iv) Drainage

- 7.10 Southern Water was consulted on the application and raise no objection subject to a prior commencement condition requiring the protection of public sewers and an informative. A prior commencement condition and informative has been recommended to this decision. The pre-commencement condition was agreed with the applicant's agent.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00377

- 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 and Block Plan 007 REV A
Existing and Proposed Floor Plans - 001
Existing and Proposed Roof Plans - 002
Existing and Proposed Rear Elevations - 003
Existing and Proposed Elevations - 004
Proposed Internal Floor Plans - 008

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 Prior to the commencement of development, details of the measures to be undertaken to protect the public sewer to the rear of the site during the course of construction shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full accordance with the approved measures and retained thereafter during the construction work for the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the public sewer having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

