
Site Address: 89 Woodlands Avenue, Emsworth, PO10 7QD
Proposal: Side extension with accommodation in roof; roof conversion incorporating rear and side dormers and roof windows.
Application No: APP/19/00728 Expiry Date: 03/10/2019
Applicant: Mr G Connett
Agent: Case Officer: Lesley Wells
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

89 Woodlands Avenue is located within a cul-de-sac. The property is a bungalow, with vehicular access and parking to the side, with a garage set back further into the site. The front and part of the south side of the site falls within Flood Zone 3, with part of the front of the property within Flood Zone 2.

2 Planning History

None.

3 Proposal

Single storey side extension; roof conversion incorporating a wrap around dormer to the rear and side (south elevation) and roof windows. The existing garage along the northern boundary would be demolished.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water - No Objection

Southern Water would have no objections to the above proposal.

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

- No development or tree planting should be carried out within 3 meters on each side of the external edge of the public gravity surface water 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 meters 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 sewers 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
<https://beta.southernwater.co.uk/infrastructure-charges>.

The disposal of surface water from this development should be in compliance with the following hierarchy of Part H3 of Building Regulations:

- a) An adequate soakaway or some other adequate infiltration system.
 - b) A watercourse.
 - c) Where neither of the above is practicable: a sewer.
- For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None.	

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) Drainage
- (vi) Flooding
- (vi) 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

The proposal has been the subject of negotiations, which resulted in the height of the existing roof being maintained, with a smaller flat roofed area. The proposal includes a wrap around flat roofed dormer on the south and east roof elevations and a smaller new flat roof element at the existing ridge height, to accommodate the conversion of the roof. Negotiations have failed to secure changes to the wrap around dormer, other than to secure a reduction in the number of windows in the south elevation, with the lower half of the window being obscurely glazed, with top opening windows only. The applicant has referred to the fall back position with regard to a side and rear dormer, which could be installed under permitted development rights and similar developments within the locality, to support his application.

Due to the location of the dormer and neighbouring development, its impact on the wider area and views from the public realm would be limited.

A single storey extension is also proposed on the north side of the property. The extension, includes a mono pitched roof, which would 'feed' into the existing roof. The extension would be in keeping with the design and character of the existing building and the locality

7.3 On balance, 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

Part of the dormer would be on the south elevation. Number 91 to the south has two windows along the northern elevation at ground floor level, with a 1.8 m fencing along its boundary. Due to the proximity of the dormer it had the potential to introduce a

degree of overlooking to No. 91. However, following amended plans, there is now only one window in this dormer elevation, which would be part obscured, with top opening windows only, which would address the issue of overlooking. As to the dormer window on the east elevation the separation distance between the application site and the property to the rear, is approximately 19m, which is below that recommended by Havant's Design SPD of 20m. That said a rear dormer could be installed in this elevation under permitted development rights. Having regard to the fall back position, it is considered, on balance, that a small reduction in separation between the two properties is acceptable, on the merits of this particular application.

As to the extension on the north elevation, the closest separation with No. 87, would be 3m. Along the boundary of these two properties is a 1.8 m fence. Due the separation distance between the two properties and the boundary treatment, the extension would not have a material impact on the amenity of the neighbours at No 87 to the north.

On balance, it is considered that the proposal will not appear overbearing or lead to significant 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

The number of bedrooms in the existing and proposed development are/would be three. Two car parking spaces are shown to the front of the property, which accords with the requirements of Havant's Parking SPD and Policy DM13 in the Local Plan.

(v) Drainage

Southern Water has been consulted over the proposal and have raised no objection, subject to an informative for the applicant regarding the need for their consent to link into a public sewer, which would be included in the decision notice, is permission is forthcoming.

(vi) Flooding

The application would be classed as a minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not impede any of these areas.

The front of the dwelling falls within Flood Zone 2 (FZ). The front and part of the south side of the property falls within FZ3. The side extension would not bring the dwelling in closer proximity to these flood zones. The proposal incorporates a ground floor and external walls resilient design for flood risk. The existing levels of the dwelling would be retained and the garage would be demolished. There would be no undue increase of hardstanding at the site which would increase water run-off with no changes to the access. The property would also remain as a 3 bed dwelling. Due to the minor nature of the side extension, which falls within Flood Zone 1, the development would be unlikely to cause or add to flood risk. The proposal therefore accords with Policies CS15 of the Core Strategy and DM25 of Local Plan (Allocations).

(vi) CIL

The floor area for the proposal is less than 100 sqm and therefore the 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 locality and 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/19/00728 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

Block/Site Plan

Block/Site Plan showing two car parking spaces.

Proposed Floor and Roof Plans - Drawing No. 02 Rev. C

Proposed Elevations - Drawing No. 03C

Proposed Section - Drawing No. 04B

Existing Elevations , Floor and Roof Plan -Drawing No. 01

Section of Ground Floor & External Walls Resilient Design for Flood Risk - Sketch Detail SK01

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and 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 windows in the first floor on the south facing elevation 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.

- 5 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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.