

Recommendation: **GRANT PERMISSION**

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

5 **Statutory and Non Statutory Consultations**

Developer Services, Southern Water

Please be aware that the property is already built over an existing public sewer. If the works to be carried out will alter the existing foundation line or depth it will be necessary for the applicant to contact Southern Water.

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 a connection to the 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.

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Application for planning permission for 1 Valetta Park Emsworth PO10 7HJ Para 10 Details of the Pre-application Advice received. "The design guide also states that it is important that gaps are retained to help form the pattern of development in the area. It would appear at present sits too close to the boundary line and is not supported by the Local Planning	See Section 7 in relation to separation gaps between boundaries.

Authority. A separation gap of 2m would be more acceptable." Not sure what the .55m relates to? The actual separation gap at the front is 1.405m. No 1 property sits .22m from the boundary wall (owned by no3) and .26m at the rear. Reviewing the plan covering the proposed development for No 1 Valetta Park Adding the bungalow side bedroom window to the plans show that the utility room is directly opposite the bedroom window and the shower room window is adjacent to the bedroom window. Concerns of the noise and smells(venting) from the utility room and shower room. The plan shows use of the existing garage single brick wall for the utility room and shower room and a window to the shower room overlooks the bedroom window. The garage roof at the front appears to be raised approx.300mm and 160mm opposite the side window of the bungalow which will reduce the light to the side bedroom and outlook further. The distance between the garage wall and the bungalow wall is 1.405m, concern if the garage floor is dug up to put new footings for the steel structure to support the first-floor extension may damage the bungalow. The first-floor extensions will bring the Wall and roof line 3.5m approx. closer to the bungalow and reduce light and sun light into the bedroom, worst case is over the winter months. The new first floor bedroom, west facing window will reduce the privacy in the bungalow garden. We are concerned over the possible request to put scaffolding on our property while rebuilding the garage	There are to be no windows installed along this side facing elevation. Any ventilation required to meet building regulations will be through the flat roof rather than the side wall and will be sufficiently far away to avoid any nuisance to the neighboring property. See Section 7 This is not a planning consideration and would be dealt with under the Party Wall Act See Section 7 See Section 7 This is not a planning consideration and a civil matter between the two parties.
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roof, with loss of light with scaffolding boards in place.	
Would consideration be given to:- 1. Using the roof tiles from the back of the house so that the new front elevation has matching tiles. This assumes the complete roof is not going to be renewed. 2. There is some form of protection of the curb stones and grass verges to prevent damage from heavy vehicles. 3. There are noise restrictions in keeping with a residential area. 4. There is provision to prevent clouds of dust when cutting is done. Damping down for instance. Otherwise we have no comments.	See Section 7

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 proposed porch will be constructed with brick and Oak Frame with a pitched roof constructed with clay tiles to match those used on the existing property, the proposal will have a depth of 1.276m, a width of 2.298m and a maximum height of 3.5m, the porch is considered to be of a high quality design and would not visually harm the streetscene of Valetta Park.

7.4 The proposed single storey flat roof rear extension will have a depth of 1.8m spanning the width of the original rear elevation attaching to the existing rear extension and a height of 2.8m, the material to be used will be face brick work to match that used on the existing property. There is a proposed Oak Framed Brise Soleil with a depth of 1.1m and a height of 2.6m to be attached to the proposed rear extension, to the side of the existing single storey rear extension with a depth of 0.6m with the frame attached to the rear elevation wall of the existing single storey extension. The rear extension is not visible from the public realm and would therefore not affect the visual amenity of the streetscene.

7.5 Part of the proposal is for a first floor side extension over the existing single storey extension to the northern elevation this element would be visible from the public realm, with the property being approximately 12 metres from the highway. The scheme is to increase the size of one of the first floor bedrooms and provide an additional bathroom room within the floor space. Given the plot size, the proposal, together with the proposed single storey rear extension would result in a generous increase to the original

volume of the property. However it is considered the proposal can be adequately accommodated within the extent of the site.

- 7.6 For schemes such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This recommends first floor side extensions should be subservient to the main building with a lower ridge height so that they do not dominate the main frontage, and advises that it is important that gaps are retained between buildings to prevent neighbouring properties and the street scene being adversely affected. Part of the roof extension will have a hipped roof design inkeeping with the main roof extending 2.65m in width with a 0.2m lower ridge height than the existing dwelling, this part of the first floor extension will be set back 0.2m from the front elevation, the other section of the first floor rear extension will be set back approximately 3.2m from the principal elevation to the front, will have a pitched roof with a 1.1m lower ridge height than that of the existing roof. This element of the first floor extension will protrude approximately 1.9m from the original rear elevation. The materials to be used in the construction of the proposed first floor side extensions will match the materials used in the construction of the original dwellinghouse.
- 7.7 It is considered to be subservient by virtue of the total 3.1 metre width. The extension does not project beyond the side elevation of the existing single storey side extension, the proposed first floor extension will have a 2 metre distance from the property boundary to the northern elevation and will increase to 3m at the side facing rear of the extension. It is therefore judged that the development is unlikely to look cramped within the existing street scene.
- 7.8 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

- 7.9 The proposed first floor storey extension is to the northern elevation of the property situated over the existing extension and garage and does not extend beyond the front elevation of the property. Whilst it is acknowledged the extension would reduce the distance at first floor between the property and No.3 Valetta Park, there are no side windows in the facing side elevation of the extension. Furthermore, there would be a distance of approximately 2 metres from the northern elevation of the extension and the northern boundary increasing to 3m towards the rear.
- 7.10 There is a window in the rear elevation of the first floor extension which could be perceived to increase overlooking of the amenity area of the property at 3 Valetta Park. However, a degree of overlooking already exists from the current first floor windows and it is considered the new window would not result in a loss of privacy or create an additional unacceptable level of overlooking.
- 7.11 The properties opposite, to the east, west and to the rear of the site are considered to be a sufficient distance away for any impact to be negligible.
- 7.12 Concern has been raised regarding potential noise disturbance and dust as a result of the scheme, however the scale of the development would not typically warrant a condition to control the hours of operation of the construction and it is advised that any concerns regarding noise during building works would be an issue for the Council's Environmental Health Section.
- 7.13 Concerns have been raised regarding a loss of light to a bedroom window any impact is considered that the impact of the proposed first floor extension would have a sufficient

distance as to limit the impact, any resulting impact would not be so great as to constitute a defensible reason for refusal of planning permission.

- 7.14 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.

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/20/00487 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:
Application Form - Received 22 June 2020
Location Plan - Received 22 June 2020
Existing Floor Plans - Drawing No.0200 Rev 03 - Received 22 June 2020
Proposed Floor Plans - Drawing No. 0201 Rev P04 - Received 22 June 2020
Existing Elevations - Drawing No. 0300 Rev 02 - Received 22 June 2020
Proposed Elevations - Drawing No. 0301 Rev P03 - Received 22 June 2020
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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, no additional windows / doors or other openings shall be constructed within the northern elevation without the prior written approval of the Local Planning Authority.
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.