
Site Address:	11 Creek End, Emsworth, PO10 7EX		
Proposal:	Single storey rear extension.		
Application No:	APP/19/01014	Expiry Date:	06/12/2019
Applicant:	Mr & Mrs Hamilton-Cox		
Agent:	Mr Bessant	Case Officer:	Selina Donophy
	JB Architecture		
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a semi-detached, single storey property located on the South side of Creek End, Emsworth. It is situated to the North of Chichester Harbour and to the West of the Mill Pond and forms part of a row of properties of a similar design.

2 Planning History

None relevant

3 Proposal

This proposal consists of a single storey rear extension.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer within the site. The exact position of the public foul sewer must be determined on site by the applicant.

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.

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

<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 water course.
- 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: 4

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Flood Risk

- (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 This proposed single storey rear extension would have dimensions of approximately 2.7 metres in height, 3.5 metres in depth and 3 metres in width. It would have a flat roof which would come slightly above the eaves of the existing roof of the property, and would have a roof lantern positioned in the middle. It would have upvc rear doors to match the existing on the rear elevation leading out into the rear garden. Two additional skylights are also proposed to the existing Eastern elevation roof and are shown on the plans and elevations. The rear extension would be constructed of red brick to match the rest of the property. This proposal is fairly small in scale and is deemed to be in keeping with the existing property in design.

This proposed rear extension would be located to the rear of the property, behind the existing garage and would not be visible from the highway. For this reason it would not be considered to have any harmful impact upon the character of the streetscene. To the rear is a boat storage area and beyond lies Chichester Harbour- the proposed extension is not considered to be significantly visible from these areas and hence impact would be deemed to be minimal.

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

- 7.4 This proposed rear extension would be positioned on the boundary with the neighbouring property, no 9. The properties down Creek End are shaped in a U shape, where they are attached at the front and separated at the rear. Due to their design, these properties are already in fairly close proximity to each other at the rear. There is a bedroom window to the rear of No 9 of which is likely to experience some loss of light from the proposed rear extension at No.11. Despite this, this proposal would be within permitted development were it not on the boundary line. In general this single storey side and rear extension is fairly modest in terms of its size and its potential impact upon the amenity of No 9 would not be deemed to be significantly harmful such as to warrant a refusal of planning permission. It is noted there is an existing hedge on the boundary of which is of a similar height to the proposed rear extension and so there would not be any additional overshadowing than is already existing.

The skylights would be located on the Eastern elevation roof slope serving the ground floor, specifically the master bedroom and ensuite. These would not result in any increased overlooking upon the neighbouring property.

- 7.5 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.

7.6 (iv) Flood Risk .

The property is located within flood risk zones 2 and 3 , making it at high risk of flooding. As the extension additional footprint will not exceed 250 sq metres a flood risk assessment has been completed stating that floor levels will be set no lower than existing levels and flood proofing is to be incorporated where appropriate.

It is noted that the Southern Water sewer runs to the front of the property and is unlikely to be impacted by the proposed development.

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/19/01014 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:
03B Proposed ground floor and proposed roof plans
04A Proposed elevations and section
PL.29.19.01B Location and site plan
Flood risk assessment
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.