
Site Address:	70 Bosmere Gardens, Emsworth, PO10 7NP		
Proposal:	Single storey front, side and rear extensions.		
Application No:	APP/18/01039	Expiry Date:	10/12/2018
Applicant:	Mr A Stillman		
Agent:	Mr P Walker	Case Officer:	Bee Crawford
	Island Design		
Ward:	Emsworth		
Site Visit Date:	16/11/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached dwelling and attached garage, situated in a cul-de-sac part of Bosmere Gardens. It has a brown tiled pitched roof and elevations of red multi brick. The site is level with open vehicular access to the front leading to a tarmac parking area and lawn, enclosed with 1 metre high walls and fencing. The rear garden has a depth in excess of 35 metres and is mainly laid to lawn with a patio area, vegetable patch and several small outbuildings. The property is enclosed with a mix of boundary treatments including fencing ranging in height from 1 metre to 1.8 metres and 2 metre high hedging.
- 1.2 The adjoining semi-detached property is to the north, a pair of semi-detached properties are to the south, two storey terraced properties are opposite and the side aspect and garden of a property in Stallard Close is to the rear. The area is of medium density with a mixture of 2 storey terraced and semi-detached properties of a similar age, different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

The proposal is for the construction of single storey front, side and rear extensions.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

It appears that the developer is intending to build close 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 minor sewer may be allowed. The conditions associated with the build over/close to a sewer are contained in Southern Water guidance notes which are available at: www.southernwater.co.uk. A formal application to build close to the sewer will required to be submitted by the applicant.

Furthermore, due to changes in legislation that came in to force on 1 st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

In order to protect drainage apparatus, 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 sewer."

For further advice, the applicant is advised to contact Southern Water, Southern House Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Southern Water requires a formal application for a connection to the public 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 contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. 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>.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that suitable means of surface water disposal are proposed for

each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

The design of drainage should ensure that no land drainage or ground water is to enter public sewers network.

NB: Condition and informative recommended.

Natural England Government Team

No response received.

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: 6

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

(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 proposal is for the construction of a single storey front, side and rear extension and a single storey rear extension following the demolition of the existing car port, store and porch and single storey rear addition. The front element of the scheme would be visible from the public realm, although it would be 6 metres from the highway.

7.4 The front, side and rear extension would be built close to the southern boundary, adjacent to the garage of the neighbouring property. It would project 2 metres beyond the existing front elevation of the property and 3.5 metres beyond the rear elevation. It is of a modest height with pitched, mono-pitched and flat roofed elements.

7.5 The single storey rear extension would replace the existing addition with a larger structure of 4 metres in depth with a similar width. It will be built close to the northern

boundary, but does not project past the extension of the adjoining property. The scheme would result in a reasonable addition to the footprint of the property, although it can be comfortably accommodated within the extent of the site.

- 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). 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 Whilst the proposed front extension projects 2 metres beyond the existing front of the property, there are no side windows and it will be adjacent to the garage of the neighbouring property, with the closest front window of this property approximately 6 metres away. The northern side of the porch is 4 metres from the shared boundary with number 68 Bosmere Gardens.
- 7.8 The rear part of this element of the scheme has a depth of 3.5 metres from the rear elevation of the property. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of ground floor windows at 72 Bosmere Gardens. In addition, it is noted there is a spacious outlook to the rear of this neighbouring property and it is therefore considered a reasonable outlook would be retained from the closest neighbouring windows.
- 7.9 The new rear extension will be built close to the northern boundary and projects 4 metres beyond the rear elevation of the property, which is 1 metre over what could be built within the realms of permitted development. The proposal is of a moderate height with a mono-pitched roof and would not extend past the extension at the neighbouring property which has no windows on the southern elevation. There are bi-fold doors in the western elevation of the rear extension and a small window in the western elevation of the side extension, although it is considered the properties to the rear are a sufficient distance away for any impact to be negligible.
- 7.10 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/18/01039 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 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.
- 3 Prior to the commencement of development, measures to protect existing public sewers shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Southern Water). The development shall thereafter be carried out in accordance with the approved measures.
Reason: To safeguard the amenities and utilities of the locality and having due regard to the policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site and block plan
Existing ground floor plan
Existing elevations plan
Proposed ground floor plan
Proposed elevations plan
Proposed section plan (i)
Proposed section plan (ii)

Reason: - To ensure provision of a satisfactory development.