

Site Address: 3 Allendale Avenue, Emsworth, PO10 7TJ
 Proposal: Demolition of existing conservatory and replacing with single storey extension with mono pitched roof and roof lights.
 Application No: APP/18/00953 Expiry Date: 29/11/2018
 Applicant: Mr Bowles
 Agent: Case Officer: Karen Wooden
 Ward: Emsworth
 Site Visit Date: 15/11/2018

1 Site Description

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

Developer Services, Southern Water

Please note:

of the external edge of the public sewer.

-No new soakaways should be located within 5m of a public sewer.

-All existing infrastructure should be protected during the course of construction works.

Furthermore, due to changes in legislation that came in to force on 1st 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.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 3030119) or www.southernwater.co.uk".

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

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.

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: 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 to be located to the rear of the application site and as such will not be readily visible from the public domain. Notwithstanding this, the proposed elevations will be constructed using materials similar to those used on the host dwelling. Furthermore the size of the proposal is considered to be appropriate in context with the size of the application site.
- 7.4 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

- 7.5 By nature of the proposed siting of the extension it is not considered to have a significant impact on the occupiers of the properties to the east or west.
- 7.6 No. 5 Allendale Avenue is a two storey end of terrace house sited to the north of the application site. This neighbouring property benefits from a single storey side extension which extends from the side elevation to the boundary line. The proposed extension is to be approximately 0.7m higher than existing at the highest pitch, however a separation gap of approximately 7m will be retained between the extension and the rear wall of No. 5. It is therefore not considered that the proposal would result in significant loss of light or overbearing to the occupiers of this neighbouring property.
- 7.7 No. 1 Allendale Avenue is attached to the southern elevation of the application site. The current extension to No. 3 extends approximately 3.3m from the rear wall of the original house and has a pitched roof with a maximum height of 3.8m reducing to 2.2m. The proposed extension is to extend approximately 3.4m and will also have a pitched roof which will measure between 3.5m and 2.4m. Currently the southern elevation of the extension is glazed with obscure glazing and the wall of the extension acts as the boundary treatment. The proposed extension is to have brick elevations and the plans provided show no windows are to be inserted into the southern wall and therefore will not result in any significant overlooking. Furthermore, due to the orientation of the properties it is not considered that the proposal would result in a significant reduction of light to the occupiers of No. 1 Allendale Avenue.
- 7.8 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/18/00953 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 - received 24.09.18
Information regarding TPO trees - received 04.10.18
Existing and proposed plans - received 04.10.18
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.