
Site Address: 43 Warblington Road, Emsworth, PO10 7HG
Proposal: Ground floor rear extension, first floor side and rear extension, loft conversion, materials to match existing.
Application No: APP/18/01021 Expiry Date: 11/12/2018
Applicant: Mr & Mrs Concannon
Agent: Mr Eitel Case Officer: Emma Chisnall
 fiftypointeight Architecture +
 Interiors
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 43 Warblington Road is a two storey detached dwellinghouse situated to the north side of Warblington Road amongst residential dwellings some of which are similar in style and design. The application site has two entrances with a fully hard-surfaced area to the front which provides a parking provision for three cars. In addition to this an integral garage is available to the west side of the dwellinghouse.
- 1.2 No 43 is a property of attractive design with a central dormer projection with black timber detailing, white render first floor and facing brickwork ground floor. The dwellinghouse is situated in a generously sized plot which is laid as lawn to the rear. The curtilage boundary surrounding No 43 consists of a mixture of 2m high hedging with a low wall approximately 0.3m high. Trees are present to the far north end of the amenity space.

2 Planning History

None

3 Proposal

- 3.1 Ground floor rear extension, first floor side and rear extension, loft conversion, materials to match existing.

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)
CS21 (Developer Requirements)
DM13 (Car and Cycle Parking on Residential Development)

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

Southern Water

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

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. "

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.

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.

Southern Water requires a formal application for a connection to the public foul and surface water 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 SO21 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.

Officer Comment: A condition and relative informative shall be included with the decision highlighting Southern Waters comments.

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
- (iv) Parking
- (v) Planning Obligations/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

- 7.3 The proposal shall enlarge and upgrade the existing dwelling from a two storey dwellinghouse to a three storey dwellinghouse with extensions to both sides and rear. The proposal has been amended to reduce the mass and bulk caused as a result of the development and has a reduced eaves and ridge height with the removal of the front dormers to create a more proportionate appearance of No 43 within the application site. The design is in keeping to the existing dwelling with materials proposed to match those already present on No 43. Alongside a generous plot size available and the works being set away from the highway by approx 9.2m the visual impact of the works is considered to be reduced and acceptable.
- 7.4 The proposal shall increase the ridge height by approximately 0.7m and shall retain the hipped roof form on both sides of the property which shall ensure the works do not appear cramped or crowded within the plot. This design of the roof shall also reflect the other roof designs of the neighbouring properties adjacent which shall ensure that the works appear in keeping to the locality and not look significantly out of place. This impact is reduced further with the works being set off the shared boundaries to the side. The modest eaves and ridge height increase shall create a higher roof form but due to being positioned within a semi-varied streetscene and retaining the existing design of the hipped roof the works, on balance, are considered to be acceptable meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.5 The proposed development is a large refurbishment and extension of the existing dwelling and will be visible from the neighbouring properties adjacent to the application site. No 41 is the neighbouring dwelling to the east and is set back further in its plot than No 43. The proposal includes an extension of No 43 to the rear east side of the property with an increased eaves height by approx 0.9m with the roof pitched away from the neighbour. Although this height increase and additional mass to the east side of No 43 has the potential to impact No 41 it is noted that the height increase is modest in size from being less than 1m, that the works shall be set off from the shared boundary by approximately 1m and that the roof design shall be pitched away from the neighbouring property reducing any impact caused and ensuring that the highest part of the development is further away from the neighbour. It is noted that the front elevation of No 41 has a garage at ground floor and a possible bedroom window at first floor however due to the design of the works, separation distances and that no objection has been made in relation to the proposal, the works, on balance, are considered to result in an acceptable impact to the amenity levels of No 41 Warblington Road.
- 7.6 No 45 is the neighbouring dwelling to the west and shall be set approximately 2.6m away from the proposed first floor works and 0.8m away from the ground floor works. Both garages and natural breaks between the neighbours create what is considered to be a sufficient distance between the development and No 45 to ensure that the works do not appear over-bearing from this neighbour nor impact light levels reaching the neighbour significantly. With no windows being within the east side elevation of No 45 and no windows proposed within the west side elevation of the development at No 43 the impact caused is considered to be limited and acceptable.

- 7.7 Rooflights are proposed within the rear elevation of No 43 at two storey height and shall serve the bedroom and en-suite. Although these have the potential to cause over-looking it is noted that there are acceptable and large distances between No 43 and the neighbouring dwellings to the rear. As the rooflights shall create a view directly along the rear amenity space of No 43 only no significant over-looking is considered to occur from this part of the development and therefore no condition is considered necessary for obscure glazing or a high level position.
- 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.

(iv) Parking

- 7.9 The proposal shall create a five bedroom home of which there is a requirement to provide three parking spaces onsite. The proposed Block and Parking Layout plan shows how these spaces can be accommodated to the required size and the development is therefore considered to accord with the Parking Standards SPD and policy DM13. This shall be conditioned as part of the decision.

(v) Planning Obligations/CIL

- 7.10 The application is liable to pay the Community Infrastructure Levy a total of £14,256.87 and the relevant forms have been sent including a draft liability notice. The applicants wish to apply for self-build relief from this payment and have completed the necessary forms that will ensure that relief is given to the CIL payment which does not need to be made.

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/18/01021 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:

Site Location Plan Drawing No. C0118-P001
Existing and Proposed Streetscene Plan: Drawing No C0118-P208A
Proposed Block and Parking Layout Plan: Drawing No C0118-P003B
Proposed Ground Floor Plan: Drawing No C0118-P111A
Proposed First Floor Plan: Drawing No C0118-P112A
Proposed Second Floor Plan: Drawing No C0118-P113A
Proposed Second Floor Roof Plan: Drawing No C0118-P114A
Proposed South Elevation Plan: Drawing No C0118-P211A
Proposed East Elevation Plan: Drawing No C0118-P212A
Proposed North Elevation Plan: Drawing No C0118-P213A
Proposed West Elevation Plan: Drawing No C0118-P214A
Proposed Section Plan: Drawing No C0118-P215A

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.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans Proposed Block and Parking Layout Plan: Drawing No C0118-P003B 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.

- 5 Prior to the commencement of development details of measures to be undertaken to protect the public sewer crossing the site shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Southern Water). The development shall be carried out in accordance with the approved details.

Reason: The application site lies within close proximity to a public surface water sewer and as such it should be demonstrated that any proposed development will not result in harm to the public drainage apparatus. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policies CS15, CS19 and DM10 and the National Planning Policy Framework 2018.