
Site Address:	6 Emsworth Road, Havant, PO9 2SS		
Proposal:	Proposed two storey extension to side of existing dwelling.		
Application No:	APP/18/00101	Expiry Date:	10/04/2018
Applicant:	Mr & Mrs Griffiths		
Agent:	Mr Aves	Case Officer:	Bee Crawford
	Aves Architectural		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large detached two storey property with an attached garage. It has a brown tiled pitched roof and elevations of red multibrick and tile hanging. The site is level with gated vehicular access to the front leading to an area of shingle and grass. There is hedging to the side boundaries and a 2 metre high wall and hedge to the front boundary. The rear garden is at different levels, with a raised patio, grass, trees and shrubs, enclosed by 2 metre high hedging to the eastern and western boundaries and a 2 metre high fence and shrubs to the southern boundar
- 1.2 A detached chalet style dwelling is to the east, the front aspect of detached properties in Wade Court Road are to the west, a two storey detached property is opposite and the rear garden of a property in Shawfield Road backs on to the site. The area is of medium density with detached two storey properties, bungalows and chalet style dwellings of different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two storey extension to side of existing dwelling.

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

Arboriculturalist

No objection, the extension will have no impact on any trees. There is a large off site Beech in the neighbouring garden but the extension is far enough away from the tree to be a constraint.

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Southern Water requires a formal application for any new connections to the public foul and surface water sewers 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 appropriate 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.

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 303 0119) or www.southernwater.co.uk

The proposed development would lie within a Source Protection Zone as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the water supply source.

It should be noted that although the site falls within a Source Protection Zone, the Council consults the Environment Agency for commercial development only.

NB: Informative recommended.

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: 3

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 proposed two storey extension would be visible from the public realm, although the property is set back 16 metres from the highway and the surrounding properties are of different ages and design, resulting in a diverse street scene. For extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide, advising that this type of development should be subservient to the main dwelling, set back from the building line and have a lower ridge height.

7.4 The proposed extension will adjoin the rear of the existing garage and is set back from the front elevation of the property by 1.3 metres and would not project beyond the rear wall of the property. The proposed ridge height is 0.4 metres lower than the existing and this, together with the width would result in development subservient to the existing dwelling, as advised in the Borough Design Guide.

- 7.5 Whilst the extension will be built close to the eastern boundary of the site, the existing distance between the eastern elevation of the application site and the western elevation of the neighbouring property is approximately 7.4 metres. A minimum gap of 6.9 metres would be maintained between the two properties following the construction of the extension. It is therefore judged the extension would not appear cramped in relation to the neighbouring property to the east or the existing streetscene.
- 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 The proposed two storey extension is to the eastern elevation of the property, situated approximately 1.4 metres from the property boundary. There are no side windows at first floor level or above and the change from one door and two windows to two doors and one window in the eastern elevation at ground floor is unlikely to result in any adverse effect on the neighbouring property. Whilst it is recognised the extension would result in a reasonable addition to the property, the remaining 6.9 metre distance between the properties is considered to be acceptable).
- 7.8 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 6a Emsworth Road. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.9 There are windows to the front and rear elevations of the extension, however due to existing windows in the front and rear elevations of the property it is considered any additional degree of overlooking to the neighbouring property would be negligible.
- 7.10 The properties to the west are in excess of 40 metres away and the extension does not project beyond the rear elevation of the property. The properties to the north and south are considered to be a sufficient distance away for any impact to be negligible.
- 7.11 Consequently, it is considered that the proposal is unlikely to 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/18/00101 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 be as stated under Section 11 (Materials) of the application form. **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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Block and location plan
Proposed site plan
Existing floor and elevations plan
Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.