

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Tim	Surname:	French
Company name:					
Street address:	c/o agent				
Telephone number:					
Mobile number:					
Town/City:					
Fax number:					
Country:					
Email address:					
Postcode:					
Are you an agent acting on behalf of the applicant?					
☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ian	Surname:	Knight
Company name:	Knight Architectural Design				
Street address:	7 Coldeast Way				
	Sarisbury Green				
Telephone number:	07801346479				
Mobile number:	07590762966				
Town/City:	Southampton				
Fax number:					
Country:	United Kingdom				
Email address:					
Postcode:	SO31 7AT				
	tom@k-a-d.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

proposed new build family home (infill development) in the underused LHS of the site.

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

main points;

1. The principle of development The site is located within the built up area of Emsworth. Within this area there is a presumption in favour of sustainable residential development subject to other development control criteria.

In terms of the acceptability of development in the garden of an existing property, referred to as 'infill development' in the Council's Supplementary Planning Document for new residential development and extensions, I refer to sections 5.25 and 5.33. These advise that the proposed development should look to the immediate site context for reference and respect the layout and character of the surrounding area.

2. The impact on the character and appearance of the area The proposed development comprises the construction of a substantial detached two storey property with a basement. Whilst it is noted that the immediate residential area comprises detached and semi-detached dwellings of mixed size and design, the development still needs to be appropriate to the extent of the plot and how it integrates with the patterns and form of development immediately surrounding the site.

It is noted that the proposed dwellinghouse shall be positioned within bungalows, chalet bungalows, two storey properties and as such there is no acknowledged street pattern in terms of design. It would also be set back from the highway and the building line of the existing property. However, I do have concerns about the scale and overall height of the proposed property and would advise consideration is given to this, previous to any application being submitted.

3. The impact on neighbours' residential amenities The scheme will need to take account of the character and nature of surrounding development and how this would relate to the proposed unit. I am of the view the new dwelling may appear overbearing and adversely affect the amenity of the occupiers of 9 Warblington Road due to the proximity to the eastern boundary.

However, the full impact on neighbours residential amenities would be assessed in detail during the consideration of any planning application.

Conclusion In conclusion you will appreciate that given the above comments I am unable to support the submission of a planning application for a dwelling based on the current scheme. I am doubtful whether the proposal could be accommodated on the site without appearing overbearing in scale. However, I am of the view the site could be considered for development albeit with a revised design to reduce the mass and height of the proposal. I am happy to look at any designs you may wish to present for further comment.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No
- Are there any new public roads to be provided within the site? ☐ Yes ☒ No
- Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

11 WARBLINGTON RD EMSWORTH PROPOSED SITE PLAN REV D OCT 2017
240L for general waste and 240L for recycling, positioned towards the front of the property. to be screened in a timber clad enclosure.

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

new fence proposed between no.11 and new plot

Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

to be of similar style to local context

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

to match local context

Vehicle Access - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

utilising current acces, hardstanding to be SUDs system and patio/pavers to portion of side and rear.

Walls - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

9. Materials

facing brickwork, stone quoin work to corners, plinth detail and toothing details.

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

to be of simliar style to local context

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11 WARBLINGTON RD EMSWORTH EXISTING SITE PLAN REV A OCT 2017
11 WARBLINGTON RD EMSWORTH LOCATION PLAN OCT 2017
11 WARBLINGTON RD EMSWORTH PROPOSED SITE PLAN REV D OCT 2017
11 WARBLINGTON RD EMSWORTH PROPOSED ELEVATIONS REV D OCT 2017
11 WARBLINGTON RD EMSWORTH PROPOSED FLOOR PLANS REV D OCT 2017

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	3	3

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐ Other ☐

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☒ Sustainable drainage system ☐ Main sewer ☐ Pond/lake
☒ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

13. Biodiversity and Geological Conservation

- a) Protected and priority species
- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No
- b) Designated sites, important habitats or other biodiversity features
- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No
- c) Features of geological conservation importance
- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

oversized garden space for number 11.

- Is the site currently vacant? ☐ Yes ☒ No
- Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.
- Land which is known to be contaminated? ☐ Yes ☒ No
- Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No
- A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

- Are there trees or hedges on the proposed development site? ☐ Yes ☒ No
- And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No
- If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

- Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

- Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	0	1	0
Live-Work Units					
Sheltered Housing					
Unknown					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

17. Residential Units

Proposed Market Housing Total1

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	1
Total existing residential units	

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes

☒ No

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

0.01

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development?



Yes



No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?



Yes



No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?



Yes



No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent



The applicant



Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("*agricultural holding*" has the meaning given by reference to the definition of "*agricultural tenant*" in section 65(8) of the Act).

Title:

Mr

First name:

Ian

Surname:

Knight

Person role:

AGENT

Declaration date:

06/10/2017



Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

06/10/2017