
Site Address:	11 Warblington Road, Emsworth, PO10 7HE		
Proposal:	Erection of 1No. 5 bed dwelling.		
Application No:	APP/17/01089	Expiry Date:	11/12/2017
Applicant:	Mr French		
Agent:	Mr Knight	Case Officer:	Bee Crawford
	Knight Architectural Design		
Ward:	Emsworth		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site is a large detached two storey property with integral and attached garages, situated on a generous plot, with the property located to the west of the site. It has a brown tiled pitched, hipped and cat slide roof and elevations of red multibrick and tile hanging. The site is level and there is open vehicular access to the front leading to an area of block paving and grass. The side and rear garden is mainly laid to lawn with a patio, mature trees and shrub borders. The site is enclosed by a 2 metre high wall to the northern, southern and western boundaries with a 1.6 metre high fence and trellis to the eastern boundary.
- 1.2 A modern two storey detached property is to the east, a detached chalet style dwelling is to the west, a newly constructed chalet style dwelling and detached bungalow are opposite and the rear gardens of two and three storey detached properties in Kinnell Close are to the rear. The area is of medium density with detached bungalows, two and three storey dwellings and chalet style dwellings of similar and individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the erection of 1 No. 5 bed 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

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| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |
| CS17 | (Concentration and Distribution of Development within the Urban Areas) |
| CS21 | (Developer Requirements) |

CS9 (Housing)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

This site consists of a number of large shrubs corner of the plot which will be removed to facilitate the development. Two off site trees (in the garden of number 9) overhang the boundary (a fruit tree and a multi-stemmed evergreen tree). No information has been provided regarding facilitation pruning, however the trees are not protected. I have no objection to the proposal as the trees are not suitable to be protected by a Tree Preservation Order. There is a common law right to prune back to the boundary line but care should be taken to avoid carrying out any work that may affect the stability of the trees.

Building Control, Havant Borough Council

No comment at this time

Crime Prevention -Minor Apps

No response received.

Developer Services, Southern Water

Southern Water requires a formal application for a connection to the public foul 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. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme
- Specify a timetable for implementation
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

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.

Highways Engineer, Development Engineer

The application form states that there is no new access to the highway in which case the application should be dealt with by the Planning Authority using standard Highway Advice.

However the plan shows a new access to the existing property in which case a condition should be incorporated in the permission stating a dropped kerb vehicular access is required and an informative note attached stating that works on the highway require the approval of the Highway Authority (HCC).

Public Spaces

No response received.

Waste Services Manager

No concerns.

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
I would like to make a comment under the sections 'design, appearance and layout' and effect on daylight, privacy and outlook'. All the chalet-type buildings on the north side of Warblington Road tend to be staggered in placement such that none of them overlook either their neighbours or into the windows of the houses opposite. The proposed plans for no 11 indicate an unusual position in relation to the existing building line and being so large it would create a crooked look to the existing aspect of the street. Living at no. 12, opposite no. 11 the view commanded from the large first floor studio window and attached balcony would destroy my privacy looking down on to my bedroom and office front windows. I am no way opposed to a building at no. 11 but would hope it to be moderate in design and sited appropriately.	See section 7.
The proposed development is significantly forward of the building line, it does not meet the advice set out in the pre-application advice letter. The impact on the character and appearance of the area given the proposed size of the new dwelling. The impact on the neighbours' residential amenities regarding the proposed picture window and balcony. If permission is granted permitted development rights should be removed. I have no objection in principle for the erection of a single dwelling.	See section 7.
I wish to register my objection for the reason of scale, bulk, etc as mentioned in the pre-application advice shown within the application. It would entail the apparent destruction of mature trees and shrubs which make a major contribution to the character of the area.	See section 7.

The proposed 5 bedroom dwelling adjacent to 11 Warblington Road presents a frontage that is significantly different from neighbouring houses. The wide frontage of the building has an overbearing and dominating aspect that is out of keeping with the local street scene. The impact is emphasised by the building line lying very much closer to the road than other properties in this part of Warblington Road. This is not an objection to development, rather, a concern for a building design that will be to the detriment to the attractive nature of the road.	See section 7.
I wish to register an objection to the above application for a new dwelling at 11 Warblington Road, Emsworth. Inconsistencies in the planning application The location plan is at the wrong scale and there is no block plan which shows dimensions to the boundaries and neighbouring buildings so it is difficult to appreciate how the proposed building sits within its context. I have produced a diagram which overlays the site plan and location plan to be able to assess the design in terms of scale and massing appropriate to the site. This diagram is a 'best fit' between the OS plan and the site plan since the two do not appear to line up, even when the location plan is scaled to the same site width as the site plan. There is no topographical survey of the site and the application appears to be based solely on the OS mapping, which is often inaccurate. Siting and orientation The street in this location has a staggered layout of houses at 45 degrees to the road and a strong building line (shown as a blue dashed line). The proposed building is both at an odd angle to the street (neither 45	See section 7.

degrees nor parallel) and so it's orientation bears no relationship to any of the surrounding buildings. The proposed two storey building is also significantly further forward of the distinct building line and would be both overly dominant and out of character with the surrounding street scene.

The proposed building has a poor relationship with no. 9 Warblington Road. The 2 storey corner of the building appears to be less than 11m from the living room patio doors and the distance between bedroom windows would be just over 16m.

The application does not mention any trees or hedges affected by the development. Whilst the mature vegetation on the site may possibly be classified as shrub rather than tree, there is a large tree on the corner of the site of no. 9 (also shown on the site plan). There is no survey to indicate an accurate position of this tree, nor an arboriculture report on its condition or root protection area indicated.

Scale

Whilst the immediate neighbouring building (no. 11 and 9) are both two storeys, the houses opposite and next to no. 11 are single storey with some chalet bungalows/ rooms in the roof. The diagram shows the area of two storey buildings in orange and clearly shows that footprint of the two storey area is overly large in proportion to its site and the surrounding buildings. The proposed development will be overbearing and out of scale with its neighbours.

Massing

The proposed development has a large two storey footprint and has a much wider roof span than its neighbours. It has a very unusual roof form will appear large and bulky and again, out

of character with its surroundings.

Appearance

The proposed elevations show a picture window at first floor level above the garage which is approx. 4.7m across. Whilst large windows such as this can be a successful feature in contemporary houses, they are not often located on the front elevation unless there is an open view to look out onto. In this case it will look at the bungalows opposite and be extremely oppressive. As it is facing the entrance to the drive there is little chance to soften its impact with vegetation.

The gable of the garage is set back from the main eaves line at the front of the house instead of the more usual form where a gable projects forwards of the main building. This results in a large area of what appears to be vertically hung tiles going up to an eaves line which is 3 storeys above the ground. This design can only be described as bizarre and is unlike any common house form. Whilst the style of housing in this street is quite eclectic and it is acknowledged that modern architecture can work well in this setting, a poor design such as this would be to the detriment of the area.

In conclusion, the proposed design for the dwelling is unsuccessful in terms of its siting, orientation, scale, massing and appearance. I note that a number of these concerns were included in the pre-application advice which was given to the applicant for a previous scheme. It appears that the revised scheme - which forms the basis of this planning application - has done little to address these concerns, other than to slightly reduce the footprint and height of the building. This is an appropriate location for a new house but the design needs to be fundamentally changed in order for it to successfully integrate into the surrounding context.

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 and appearance of the area
- (iii) Impact upon neighbouring properties
- (iv) Highway considerations
- (v) Developer contributions

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the character and appearance of the area _

7.3 The proposal is for the construction of a substantial two storey detached property located to the east of existing dwelling. Pre-application advice was previously sought and the response provided was included as part of the documents submitted.

7.4 The pre-application advice recommended that whilst the proposal was acceptable in principle as 'infill development' the scheme would appear overbearing and would need to be reduced in mass and height. The officer stated that they were happy to consider any subsequent designs for further comment prior to the submission of an application, however no further plans were presented.

7.5 The plans submitted did endeavour to address the issues raised in the pre-application advice, but following officer concerns it was considered the changes were not significant enough for the proposal not to appear dominant and have an overbearing and harmful impact on the visual amenity of the street scene.

7.6 Further plans were submitted for consideration reducing the overall height of the dwelling by 0.2 metres and approximately 0.95 metres in width and 1.35 metres in depth, with the resulting building being a substantial detached dwelling with 5 double bedrooms and a large double garage. Following careful consideration, advice was given recommending a further reduction of 1.5 metres in width and a 1 metre reduction in the height of the roof of the proposed dwelling would be required in order for the scheme to be acceptable. However communication was subsequently received stating the required revisions were too much of a compromise and that the applicant wished to proceed with the scheme, aware that the recommendation would be to refuse planning permission.

7.7 It is considered the development marks a significant change to the existing characteristics of this part of Warblington Road, introducing a substantial dwelling that is distinct from the prevailing character of the area and does not achieve an effective transition between the respective patterns of development surrounding the site on this highly visible plot. It is deemed it would be harmful to the open nature of the existing street scene resulting in an excessive building bulk adjacent to the neighbouring properties.

- 7.8 It is deemed that the proposed design does not relate either to the local area or surrounding properties, lacking a sense of proportion and balance. The front balcony and the glazing to the front gable feature would be out of character and the dwelling would be overbearing and appear cramped, resulting in over development of the site having an adverse impact on the on the character and appearance of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 and the adopted Design Guide 2011.

(iii) Impact upon neighbouring properties

7.9 Impact on 9 Warblington Road

The application site is situated towards the end of Warblington Road and would utilise the side garden of number 11. The proposed dwelling would be sited 5 metres from the eastern boundary and would be situated forward of the property at number 9 Warblington Road, which currently benefits from a relatively open outlook to the west. There are no windows in the eastern elevation of the dwelling, and although the roof of the proposed dwelling pitches away from the boundary, the ridge height is 8.7 metres. It is considered the new dwelling would appear overbearing and would result in loss of evening sunlight and associated overshadowing to the garden area of this property which is predominantly to the front, consequently having a detrimental effect on this property.

7.10 Impact on 2 Kinnell Close

The rear garden of the proposed dwelling would have a minimum depth of 13 metres and the garden of the property directly to the rear has a depth of 8 metres. This accords with the recommended 20 metre back to back separation distance set out in section 5.05 of the Havant Borough Council Design Guide SPD. However, it would be set back approximately 6.5 metres from the front elevation of no. 11 and extends almost the whole width of the site and together with the proposed height would impact the outlook of the property to the rear of the site. However given the proposed layout, size and scale of the proposal, it is considered the proposal would not have a significant adverse impact on this property to justify a reason for refusal on this matter.

7.11 Impact on 12 and 14 Warblington Road

In terms of potential overlooking and loss of privacy, the proposed first floor front balcony and large picture window to bedroom 1 could enable views into the properties opposite. Although they are set back from the highway, these dwellings are primarily bungalows with low boundary treatments and bedrooms to the front. However given the proposed layout, size and scale of the proposal, it is considered the proposal would not have a significant adverse impact on this property to justify a reason for refusal on this matter.

7.12 Impact on 11 Warblington Road

The proposed dwelling is set back approximately 6.5 metres from the property at no.11. The western elevation is staggered with a minimum distance of 1.1 metres and a maximum distance of 6.6 metres to the new boundary. Whilst there are no windows in the western elevation, the proposed balcony would overlook the area to the front. There would also be a loss of morning light to the rear garden of this property. However given the proposed layout, size and scale of the proposal, it is considered the proposal would not have a significant adverse impact on this property to justify a reason for refusal on this matter.

7.13 Various concerns were raised by neighbours including the accuracy of plans, the scale, mass, appearance and situation of the proposed dwelling and it was also noted the proposal did not address the issues raised following pre-application advice.

7.14 In overall conclusion on this matter it is considered that the proposal would be overbearing and detrimental to the visual outlook and amenities of the occupiers of 9 Warblington Road.

(iv) Highway considerations

7.15 There are five bedrooms proposed in the property, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). The proposed block plan submitted reflects this.

7.16 The plan shows a new access to the existing property and if permission is minded to be granted a condition should be incorporated stating a dropped kerb vehicular access is required and an informative note attached stating that works on the highway require the approval of the Highway Authority (HCC)

(v) Developer Contributions

7.17 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £100 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Emsworth.

7.18 The proposal would result in new residential development which is Community Infrastructure Levy (CIL) liable and the appropriate forms have been submitted. The gross new internal floor space for the dwelling has been calculated by the agent as 286.3 sqm which generates a total CIL liability of approximately £28,630. The applicant is not claiming self build exemption.

7.19 The proposal is also liable for a contribution towards the SDMP (Solent Disturbance Mitigation Project) of £176 plus an administration and monitoring fee which has been paid. The proposal therefore accords with Policies CS11, CS21 (Developer Contributions) and DM24.

8 Conclusion

8.1 The proposed size and mass of the new dwelling is considered to be of a design which does not accord with local planning policy in that it would create a dominant, incongruous feature and have an adverse impact on the visual amenity of the street scene. Furthermore, it would not integrate with or respond positively to the character and appearance of the surrounding area in terms of layout, scale, design or scale. It would result in an overbearing presence on the occupiers of the neighbouring properties, in particular those at 9 Warblington Road.

8.2 As such, the proposed development is considered to be contrary to the NPPF, policy CS16 of the Havant Borough Local Plan Core Strategy 2011 and the adopted Havant Borough Design Guide 2011 and is therefore recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/17/01089 for the following reasons

- 1 The proposed dwelling would by reason of its size, design and prominent siting be harmful to the existing character and appearance of the area, conflicting with the established pattern of development and spatial characteristics and setting of the street scene. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.
- 2 The proposal by reason of its height, mass, bulk, design and siting would result in an overbearing impact in relation to the neighbouring property at 9 Warblington Road and loss of sunlight/daylight. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.