

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Charles Robert

No comments received.

Councillor Grainne Rason

No comments received.

Councillor Reuben Mychaleckyj

No comments received.

Developer Services, Southern Water

Protection of Public Apparatus

Please see the attached extract from Southern Water records showing the approximate position of our existing public surface water sewers within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 160 mm and 375 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. Foul and Surface Water Drainage Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging

Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Emsworth Residents Forum

No comments received.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
This proposed extension is out of scale and character for this location, this part of Birch Tree Drive is a dog leg with Bungalows along both sides plus a public green area, this will tower over the properties close to it. the gable end will overshadow the adjacent property at No 50 presenting a weatherboard cladding with a vertical height of approximately twice the current height of the guttering. The current roof line allows daylight as it is angled at approximately 45 degrees. the current amount of daylight is acceptable as the 3 rooms in No 50 face North, this proposal seriously reduces daylight to the adjacent property at No 50. These bungalows were built as 3 bedrooms, this is a major uplift in size which will increase the amount of the property which overlooks other property gardens and it reduces the amount of privacy for residents who are adjacent to the property. Notice of this proposal was not given to adjacent properties until 1 month after it was validated giving little time for consultation with the neighbours.	Noted, please see section 7. Noted, please see section 7. Noted, see section 7. Letters were sent to neighbours on 23/05/2024, which was the date the application was passed from the Validation Team to the Case Officer. There was enough time for the consultation period to run, which ended on 17/06/2024.
This proposed application will NOT respect the character and more importantly the appearance of the area, this proposed design represents a poor homogeneous design it has been drawn merely to accommodate its internal users with no respect for its massing scale and imposing design, the scale of the dormers additions on all sides are overbearing and unsympathetic to the host dwelling and needs drastically scaling back, there is a lack of small bungalows in this area with zero new ones built so I feel this proposed application which is basically turning it into a house is to much for this road , this proposed application will look over , my at present not looked over (redacted) , i as a neighbour have received no notification of this proposed	Noted, see section 7. Noted, see section 7. Adjacent neighbours, dwellings sharing a boundary with the application site, and dwellings opposite were notified of the development by letter. A site notice was

application by either letter through door or a proposed application on lamp post like other applications I see ? this is the first time I've objected to a application but it's just to big .	not required for this development as it is not considered to meet any of the circumstances which require public notice to be given.
[REDACTED] none of them will be able to fill out a online objection letter , and more worryingly none of them are aware that any proposed works could be happening due to no information only one property received a letter where I was informed the property 48 is attached to 46 received nothing ? I feel this needs further investigation a site site visit to see the impact this will have the quiet road of bungalows .	Adjacent neighbours, dwellings sharing a boundary with the application site, and dwellings opposite were notified of the development by letter. A site notice was not required for this development as it is not considered to meet any of the circumstances which require public notice to be given. A site visit has been conducted to assess impact on the streetscene and adjacent neighbours.

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

(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 design includes a 'hip to gable' extension, a rear dormer and a front dormer to facilitate a larger loft conversion.

7.4 The 'hip-to-gable' element of the proposal would extend from the south end of the main roof ridge perpendicular to the external wall of the south elevation, taking the roof from hipped to pitched. There would be two new windows within this elevation, one at ground floor level and one at first floor level. There would also be a roof light within the front elevation of the hip-to-gable section. Whilst this would disrupt the symmetry of the pair of semi-detached dwellings and the pattern of the immediate streetscene, it is recognised that a similar hip-to-gable extension could be carried out on its own, under permitted development rights (PDR) [see Schedule 2, Part 1, Class B of the GPDO].

- 7.5 The rear dormer would have dimensions of a width of 6.3m along the rear elevation of the main roof to a height of approximately 2.2m at the rear, increasing to an overall height of 2.9m meeting the ridge height of the main roof. The depth from the top of the rear elevation of the dormer measured perpendicular to the main roof is approximately 3.5m. There would be two windows within the rear elevation. Officers acknowledge that rear dormer window would have a bulky appearance and would not accord with the guidelines contained within the Council's Design Guide SPD, however views of this dormer window from the public realm would be limited. Furthermore, there are existing flat roof dormer windows in more prominent positions along Birch Tree Drive. It is therefore considered that the rear dormer window would not result in material harm to the appearance and character of the streetscene.
- 7.6 The front dormer would be pitch-roofed, and 2m in depth when measured along the ridge. It would also be 2m in height, and 1.9m in width. It would be located within the existing roof on the front elevation. This dormer window would have modest proportions and would appear subservient to the host dwelling.
- 7.7 In summary, the design would change the symmetry of the roof line, however on balance it would not be materially harmful to the existing streetscene. The bulk and mass of the dwelling would increase, but would be concentrated to the rear and therefore not visible within the streetscene.
- 7.8 The materials proposed are roof tiles to match existing with the rear dormer roof to be single ply, uPVC windows and Velux or similar, and dormers to be clad in weatherboard (Marley Eternit or similar). These materials are considered acceptable and in keeping with the main dwelling and streetscene.
- 7.9 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

- 7.10 To the south of the application site is No.50 Birch Tree Drive. There is a 5m distance between the elevations of the two properties. In terms of privacy, there are already windows mutually facing each other on the north and south elevations. There would be the introduction of two windows facing this adjacent property, however, this would not introduce a new element of loss of privacy or overlooking due to the existing relationship between the two dwellings, and it is considered to have limited and acceptable impact. In terms of light, the application site is to the north of this neighbouring property, meaning that overshadowing as a result of the proposal would be unlikely, and any resulting loss of light to this dwelling would be limited and acceptable. Additionally, due to the location and orientation of the windows on the neighbouring dwelling, there would not be a risk of loss of outlook. Though the dwelling would increase in mass, it is not considered that it would be overbearing on this neighbouring dwelling. In summary, the proposal would have a limited and acceptable impact on this neighbouring property in terms of privacy, outlook and light, and it is not considered to be overbearing.

- 7.11 To the north of the application site is No.46 Birch Tree Drive. The location of the front and rear dormers are considered acceptable in relation to this neighbouring property, and the proposal is not considered to cause a harmful loss of light, outlook or privacy to this neighbouring dwelling. Any impact as a result is considered limited and acceptable.
- 7.12 Opposite the application site, on the other side of the highway, is no.87 Birch Tree Drive. This dwelling is at a 25m distance from the front elevation of the dwelling on the application site, and is therefore considered to be far enough from the proposal that there is unlikely to be any impact on light, outlook and privacy, and it would not be overbearing.
- 7.13 The dwellings to the rear are at a distance greater than 25m from the rear elevation of the dwelling on the application site, and are therefore considered to be far enough from the proposal that there is unlikely to be any impact on light, outlook and privacy, and it would not be overbearing.

(iv) Parking

- 7.14 As the dwelling would be increasing from three bedrooms to four, there is a requirement for an increase from 2 to 3 parking spaces on site. There are 3 spaces currently available on the site which were visible on the site visit.
- 7.15 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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).

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00352 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:

10 May 2024 AND ROOF PLAN	PL.787.24.04 A	PROPOSED FLOOR PLANS
10 May 2024	PL.787.24.05 A	PROPOSED ELEVATIONS
10 May 2024	PL.787.24.01 A	LOCATION AND SITE PLANS

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.