

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)
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

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No 1. I have carried out a review of the relevant documents available on the HBC planning portal and provide the following comments. Please note this is as desktop review only, as I have not had instruction for a site visit. In the absence of a site visit I must assume any submitted descriptions and assessments of the trees and the site to be true, fair, and accurate.

2. No arboricultural information is available on the portal therefore, I assume none has been submitted.

3. The proposal is smaller than that of the extant planning consent. There are trees to the south of the property, but these are at a distance away that they are unlikely to be impacted.

4. I can confirm that I have no arboricultural concerns with the proposal.

Councillor Andrew Briggs

No comment received

Councillor D Keast - Cowplain

No comment received

Councillor Neil Bowdell - Cowplain

No comment 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 sewer within the development site.

- The 225 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 foul 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

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: 40

Number of site notices: 2

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) Trees

- (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

Character

7.3 The works would be readily visible on the streetscene. The works to render the property, infill the porch area and front bay window would be readily visible from the street, but are considered to provide an uplift to the dwelling considered to be in keeping with the existing dwelling and therefore acceptable. The other aspects of the works are not considered to be readily visible from the streetscene unless at certain vantage points. The rear extension would be flat roof and single storey, below the eaves line and be of a modest height and is considered to be subservient and acceptable on this dwelling. The rear patio and eastern elevation windows additions are also considered acceptable upon the dwelling.

Extant permission

- 7.4 APP/23/00408 was a previously approved application granting permission for a similar proposal, but with substantially larger works to the front and alternate eastern elevation fenestration, with regards to this, this application would be smaller and less visible on the streetscene and is considered acceptable.

Materials

- 7.5 The works would feature slate tiles to form the roof and masonry and external white rendering with a masonry base, these are considered acceptable materials and in keeping with the dwelling and the 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 Due to the location and nature of the renewal of the front bay windows, construction of an infill porch area, changes to external wall materials, rooflights on rear extension and southern elevation, these works are considered to have acceptable impacts upon neighbours.
- 7.8 To the east of the application site is No.20 Padnell Road. With regards to the potential of overlooking from these proposals, there would be 5no windows to be installed on the eastern elevation to serve the living room and Airing CPD/ironing room, these would feature high level windows at single storey height and set off the boundary and could not be considered to increase overlooking, any other changes to fenestration would not face this property. Furthermore, there would be a decking area, however the land drops down in height here and the height would not be significantly above what could be constructed under permitted development rights and this decking area is considered to be acceptable. The proposed rear extension would be single storey, feature a modest height of approximately 3.3 metres and be set off the boundary by approximately 2.5 metres, and would not result in any overshadowing or sense of overbearing. Furthermore it was noted there was no fenestration on the western elevation of the rear extension of No.20 and the fenestration to the rear of No.20 would not be impacted due to the set back from the common boundary of No.18 and 20.
- 7.9 To the west of the application site is No.16 Padnell Road. It is considered due to location, that the installation of 5No windows on eastern elevation would not impact No.16. With regards to the rear extension, it would not project further in depth than the conservatory at No.16. Whilst there would be a side window in the extension, it would receive screening from existing boundary treatment and there are already views back towards the conservatory at No.16 from the rear garden as this is sited at a raised level. Furthermore, the changes to fenestration to serve the utility room and kitchen would largely replace existing views and would face boundary treatment and would not unacceptably increase overlooking and would face an obscure window of No.16. With regards to the overshadowing and overbearing concerns, as the rear extension would feature a modest depth and height, and feature a separation distance between No.16s curtilage of approximately 3.8 metres officers are satisfied that the rear extension would have an acceptable impact in these regards.

The decking is noted to be located on lower down land and not significantly above what could be built under permitted development rights, with regards to this officers are satisfied that the decking would have an acceptable impact upon No.16. In consideration of these concerns officers are satisfied the works would have an acceptable impact upon No.16.

- 7.10 To the rear of the application site are the Herriott House flats - the separation distance would be approximately 75 metres - at this distance no overlooking or overshadowing harm would be anticipated. Due to the nature and location of the works, properties to the front of this dwelling are considered that they would be acceptably impacted.
- 7.11 Consequently, it is considered that the proposal would 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.11 The site has a large driveway which would be enough to accommodate three parking spaces which would be the requirement in this instance and has been shown on the plans.

(v) Trees

- 7.12 Towards the end of the rear garden there are trees and an area of TPO group trees to the south east of the site. The Arboriculturalist commented " *The proposal is smaller than that of the extant planning consent. There are trees to the south of the property, but these are at a distance away that they are unlikely to be impacted. I can confirm that I have no arboricultural concerns with the proposal*". With regards to the comments from the arboriculturist, officers are satisfied with the potential impact of the works upon trees.

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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00262 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:

Drawing Number: 1270 - 20: PROPOSED LOCATION PLAN, SITE PLAN, FLOOR PLANS AND ELEVATIONS

Drawing Number: 1270 - 21: PROPOSED LOCATION PLAN, SITE PLAN, FLOOR PLANS AND ELEVATIONS PLANS INCLUDING APPROVED PLANS

Drawing Number: 1270 10 1: EXISTING FLOOR PLANS AND ELEVATIONS
8DZ- Rev 01: Design and Access Statement

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.