

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 Grainne Rason

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

No comment received

Developer Services, Southern Water

Dear Sir/Madam,

Proposal: Proposed single storey rear extension and the construction of a detached single garage and combined workshop.

Site: APP/24/00165: - 602 Southleigh Road, Emsworth, PO10 7TA.

Thank you for your letter dated 09 April 2024.

Following the review of the submitted documents, we have the below comments for the Planning consultation.

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 450 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.

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 a 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
Yours faithfully,
Future Growth Planning Team
Developer Services

Emsworth Residents Forum

No comment received

Hampshire Highways

I refer to the consultation relating to the above application and would advise that as the application is for works to a single dwelling, and onwards there is no required change of vehicle access onto the highway, HCC's Highway Standing Advice should be referred to in the first instance. This can be viewed via the following link under the heading Consultation with the Highway Authority -

<https://www.hants.gov.uk/transport/developers/consultation>

Yours sincerely,

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I am the next door neighbour of this property and I have no objections to the proposals.	Noted

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 and highways

(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 works would feature two elements; being a rear extension and a detached single garage and combined workshop.

Character and the streetscene

- 7.5 The Havant Borough Design Guide SPD states that ordinarily "*Garages and car ports should not project forward of the building lines*".

- 7.6 The proposed garage would be forward of the existing dwelling but would not project forward of the existing building line. Furthermore, the plans were amended, this amendment moved the proposed location of the garage back approximately 4.5 metres and would receive an increased separation distance from the highway of approximately 16.5 metres and would be less prominent from the street. Regarding the location of the garage, it is considered subservient due to its scale if viewed from both the street and the recreation ground and would not appear unduly prominent. Furthermore, on a site visit it was noted, that the character of the street is varied, and that additionally, there is a nearby front garage at Nos 604 and 581 Southleigh Road.

- 7.7 The rear extension would be single storey, not readily visible on the street scene and of a modest scale and height and would be considered to be subservient and acceptable upon the main dwelling.

Materials

- 7.8 The garage would feature the same materials as the existing dwelling, this is considered acceptable. The rear extension would not be visible on the streetscene due to shielding from the existing building and would feature matching external walls to the existing dwelling. The roof of the rear extension would be constructed with standing seam zinc, this is also considered acceptable.

- 7.9 The design and appearance of the proposal regarding the proposed garage and rear extension is deemed appropriate in context to the main dwelling and to the context of the existing streetscene on Southleigh Road, and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and policy D1 (General Design Policy) of Emsworth's neighbourhood plan. 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 eastern side of the application site is No.604 Southleigh Road. Due to proximity it has been considered important to assess the impact in regard to this property. It is considered that properties to the front of the dwelling would not be unacceptably impacted due to a sufficient separation distances.

No.604 Southleigh Road

- 7.11 To the eastern side of the application site is No.604 Southleigh Road. Due to the proposed extension being proposed to be single storey, being proposed to have a modest footprint and having a modest proposed approximate height of 2.9 metres, it is considered that it would not lead to a decrease in outlook for No.604, as the rear extension is considered to not be unduly prominent from No.604's primary private amenity space due to a separation distance of approximately 2 metres to the common boundary treatment and regarding the modest footprint. Furthermore, due to the modest height and the approximate 2 metres separation distance it is considered that it would not have an unacceptable increase in overshadowing. The works would add a window on the eastern elevation facing No.604's rear garden, however this would receive screening from foliage and the boundary treatment, and is located in close proximity to an existing window and is therefore considered to have an acceptable impact upon No.604
- 7.12 Regarding the proposed garage, the amended location would receive shielding on both the western and eastern elevations from trees. Though it is noted that there are windows serving a kitchen and a dining room on No.604's western elevation the garage would be shielded from trees and significant foliage on the common boundary furthermore due to the proposed pitched roof height of 3.4 metres it is considered to have sufficient separation distance from the common boundary to not unacceptably impact No.604's western elevation. With regards to this, the works to construct a garage would be considered acceptable.
- 7.13 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) and Policy D1 of the Emsworth Neighbourhood Plan. It is noted no letters of objection were received with respect to the scheme.

Parking and highways

- 7.12 Due to the application site being on a Class C classified road, parking and highways issues were assessed during the application process. The proposed garage was in the plans amended to be approximately 4.5 metres behind the original proposal. This was to allow for cars to have adequate turning space on the drive, which was shown in the plans named "AMENDED SITE/LOCATION/FLOOR PLANS/ELEVATIONS" dated 4/4/24 provided by the agent in order that they could leave the application site in forward gear. Furthermore, Hampshire Highways was consulted, who stated that no further action was needed. In regards to this, the plans are considered acceptable with regards to the impact upon the dwelling's parking and impact on the highway.

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/24/00165 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: PL.754.23 -03 : FULL ELEVATIONS OF DWELLING AND REAR EXTENSION

Drawing Number: PL.754.23 -01 REV D: Amended SITE & LOCATION PLANS, GARAGE FLOOR PLAN & ELEVATIONS

Drawing Number: PL.754.23 -01 Revision E: AMENDED PLANS WITH CAR TRACKING

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.