
Site Address:	31 Wraysbury Park Drive, Emsworth, PO10 7UU		
Proposal:	Two storey side extension.		
Application No:	APP/21/01213	Expiry Date:	21/01/2022
Applicant:	Mrs Redman	Case Officer:	Graham Speller
Agent:			
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the southern side of Wraysbury Park Drive and is occupied by a two storey semi detached dwellinghouse.
- 1.2 The existing dwellinghouse is sited further forward than the neighbouring property No.33.
- 1.3 The surrounding area is residential in character with properties of similar style and design.

2 Planning History

- 2.1 There is no planning history, however, the attached dwelling at No.29 has had planning permission granted for a two storey side extension (APP/21/01213) but this has not yet been implemented.

3 Proposal

- 3.1 Two storey side extension.
- 3.2 The proposals were amended during the course of the consideration of the application. Neighbour reconsultation was carried out.

4 Policy Considerations

National Planning Policy Framework 2021
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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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 Julie Thain-Smith

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

No comments received.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer and surface water sewer 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.

It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building close to the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk

Please note:

- The public surface water 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 access for maintenance.
- 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 soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf.

Furthermore, 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.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

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: 1

One letter of objection raising the following concerns:

- Has a detrimental impact on neighbouring amenity
- Takes away facility to park car and cars of visiting family as with the extension built there will be insufficient room to open the door on the extension side of the proposed development
- Will put extra pressure on parking in the street
- Will overshadow property and cause a loss of light and privacy

Following the submission of revised plans further reconsultation was carried out.

One letter of objection raising the following concerns:

- Original objections still stand as the proposal takes away a significant portion of the parking on drive and make it impossible to open the car door that is nearest the extension
- The two storey build will overshadow property and cause loss of light and privacy

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) Drainage

(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 proposed two storey side extension would be constructed up to the common boundary with No.33 adjacent.
- 7.4 The Borough Design Guide states, inter alia, that it is important that the extension remains subservient to the main building, so it can be read which part of the building is the original and which is a later addition. It further comments that the ridge height of the extension can also be reduced to below the height of the main ridge so that the extension does not dominate the main frontage. As noted above, the attached property No.29 has planning permission for a two storey side extension, however, the scheme was revised to, among other things, set back the first floor element and reduce the ridge height.
- 7.5 The application has now been amended and now both the ground floor and first floor of the proposed development has been set back from the frontage, however, it now also projects rearwards and with a reduced ridge height would appear more subservient to the main dwellinghouse within the street scene.
- 7.6 The Design Guide also comments that it is important that gaps are retained between buildings which helps form the pattern of development in an area, which in turn influences local character. It further comments that side extensions which have a negative effect on the gap between buildings should be resisted and that this is particularly important for two storey extensions, which can also cause adverse effects on neighbouring properties, such as overshadowing. It concludes that, in general, the extension should not be closer than two metres from the boundary with neighbouring properties.
- 7.7 The juxtaposition of the property, the subject of this application, and the neighbouring property is unusual in that it is sited further forward than No.33 adjacent. However, it is noted that some properties in the locality are within close proximity to side boundaries albeit the relationship with the adjacent properties is different.
- 7.8 It is considered, on balance, that due to the unusual relative siting of the properties that whilst the spacing between the host dwelling and No.33 adjacent would be reduced, it would not result in an adverse impact upon the visual amenities of the street scene. In addition, should the approved development at the attached property No. 29 be carried out the proposals would balance the building and result in some symmetry.
- 7.9 The design and appearance of the revised 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) and the Borough Design Guide. It is considered that the scheme would not result in an adverse impact on the visual amenities of the locality.

(iii) Effect on neighbouring properties

- 7.10 As noted above, the host dwelling is sited further forward than the adjacent property No.33. Whilst the applicant had provided a site plan demonstrating that a 45 degree line to No 33 windows would not be breached on the scheme as originally submitted, it was considered that it would have resulted in an overbearing impact sited in the position applied for and also some loss of light and overshadowing. Subsequently, following officer advice, the applicant submitted revised plans which set the proposal back from the frontage at both ground and first floors. Such a set back from the frontage, as well as ensuring that the development would appear subservient in the street scene, also reduces the impact on the residential amenities of the occupiers of the adjacent property No.33 to an acceptable degree.
- 7.11 The proposed extension would be sited to the east of No.33 and it is not considered that there would be a significant loss of light or overshadowing to No.33 as a result of the development.
- 7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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).

(iv) Parking

- 7.13 The proposed development would not increase the number of bedrooms. Current parking standards would require the provision of 2 car parking spaces. The frontage of the property is now all hard standing and it would be possible to park at least two vehicles on the frontage thereby meeting the parking standards. Whilst an objection has been raised commenting that it would not be possible to open a car door, this is a civil matter as the proposed development would be within the limits of the application site. It is considered that there would not be any adverse impact on highway safety as a result of the development.

(v) Drainage

- 7.14 As noted above, Southern Water has advised that there is a public foul sewer and a surface water sewer within the development site. The Council's GIS mapping also shows the line of the public sewers, however, these are located primarily on the frontage but the foul water sewer is closer to the frontage of No.33. It is considered that now that the proposed development has been revised to be set back from the frontage this also moves it further away from the public sewers. Therefore, a planning condition requiring further details is not considered appropriate, however, the comments of Southern Water can be brought to the applicant's attention by means of informatives.

8 Conclusion

- 8.1 The scale, siting and design of the revised proposal would have limited and acceptable impact on the neighbours and the character of the area and visual amenities of the street scene and is therefore considered to be appropriate and recommended for approval.
-

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01213 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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:

LOCATION MAP

BLOCK PLAN Uploaded 9th March 2022

REV A - PROPOSED FLOOR PLANS

PROPOSED ELEVATIONS Uploaded 9th March 2022

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.