

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Hampshire Highways

Before I can accept the suitability of these brick pillars at the vehicular entrance I would need to see vehicular visibility and pedestrian intervisibility splays in accordance with HCC TG3 – further information at this following link here [TG3 - Stopping Sight Distances and Visibility Splays \(hants.gov.uk\).](#)

Hampshire Highways (2)

The applicant is proposing brick piers at either side of the vehicular entrance. To ensure these do not block achievable visibility the applicant has submitted vehicular visibility and pedestrian intervisibility splays in accordance with Hampshire County Council Technical Guidance TG3.

The pedestrian intervisibility are drawn correctly and it can be shown that the pillars do not block the visibility. Whilst it is noted that the vehicular visibility splays have not been drawn correctly in accordance with guidance, the Highway Authority are satisfied that the proposed brick pillars will not block the achievable visibility.

Having regard to the above, the Highway Authority provide no objection to this planning application.

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: 7

Number of site notices: Not applicable.

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

(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 works would have bricks to match the existing property, marley eternit or similar weatherboard cladding and synthetic slate roof tiles. These alterations are considered appropriate within the context of a residential area thus deemed acceptable.

7.4 The proposed works are relatively modest in terms of increased footprint thus considered to be subservient to the host dwelling and in keeping with the character of the area.

7.5 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would conserve the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 The proposed works are not considered to have a negative impact on any neighbouring properties. The extension would replace an existing conservatory and would be set in approximately 7m from the shared boundary which is marked landscaping and the flank wall of the neighbouring garage.

7.7 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.8 The proposed works would result in the loss of one car parking due to the garage conversion. Due to the number of bedrooms 3 car parking spaces are required according to the Havant Borough Parking Standards SPD. According to the Block Plan 4 car parking spaces can be provided on site thus meeting the requirements.
- 7.9 Hampshire Highways commented on the application requesting vehicular visibility and pedestrian splays due to the brick pillars being erected to the front access. These were provided and no objection was subsequently raised.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbours and parking 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/22/00718

- 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:

Site and Location Plan and Brick Piers at Vehicular Entrance - PL.617.22.01 REV B

Proposed Ground Floor and First Floor Plans - PL.617.22.04 A

Proposed Elevations - PL.617.22.05 A

VEHICULAR VISIBILITY AND PEDESTRIAN INTERVISIBILITY SPLAYS - PL.617.22.06 REV B

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.