

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

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

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

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comment received

Councillor Liz Fairhurst - Bedhampton

No comment received

Councillor Mark Inkster

No comment received

Developer Services, Southern Water

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

- The public foul sewer requires a clearance of 3 metres on either side of the public foul 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 foul 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 a public foul 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

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.

Southern Water requires a formal application for a connection to the new 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

Portsmouth Water

Thank you for your plant location/mapping enquiry.

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation. Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquires regarding these assets should be directed to the relevant authority/company

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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

- (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 This proposal is an amended resubmission following planning application reference APP/22/00752 which was recently granted permission for extensions to the main dwelling and above the car port. This submission was amended at the time due to case officer concerns relating to the mass and bulk of the car port roof within such close proximity of the site boundary and subsequently the roof was set in from the site boundary by approximately 1.8 metres. The difference between the approved scheme and this current proposal surrounds the first floor extension above the car port (although now approved as a games room) would be increased in scale from that revised and agreed under APP/22/00752 back to the design originally submitted with the roof located adjacent to the side elevation boundary. This would create an ensuite bathroom served by velux windows to the north and south elevations. The other change includes an increase in the height of the previously approved two storey rear extension from the previous total height of 8.58 metres to 8.75 metres height.

7.4 The other changes proposed in terms of the extensions remain unchanged from APP/22/00752 and therefore the previous assessment of these aspects are still relevant. The alteration to the height of the proposed rear extension is not considered to be visually prominent and is deemed to be an acceptable change.

7.5 The application site is located in a highly prominent location where 4 roads converge, Scratchface Lane, Queen Anne's Drive, Hulbert Road and Park Lane. The pattern of development in the area is comprised of building lines set back from the road. This proposal would result in building bulk located on the site boundary, rising above the existing wall by approximately 2.5 metres to ridge height - noting there would be a small barn hip to the roof. This side wall would form the side boundary located immediately adjacent to the pavement. This roof height is not considered to be dissimilar to that of a small dwelling with a total height of approximately 4.3 metres. The applicant draws comparisons with the pumping station building located along Bedhampton Road however this is a non designated heritage asset and is sited 150 metres away from the site. This is not deemed to be directly comparable with this proposal.

7.6 The Havant Borough Design Guide states that 'New developments should respect the established pattern of set back on a street'. It also states that 'New developments should follow the common building line i.e. that defined by immediate neighbours and ensure there is an appropriate degree of enclosure that makes streets feel welcoming.'

7.7 Policy CS16 of the Havant Borough Local Plan states that new development should 'Use the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and

depths, materials and proportions of windows and doors;'

- 7.8 It is considered that this proposal is directly contrary to the requirements above. The resulting increase in building bulk within such close proximity of the pavement is deemed to result in an oppressive impact on the pavement as well as resulting in a bulky and prominent addition to the site that would disrupt the building line appearing out of keeping with the character of the area. This section off wall is already one of the highest in the immediate area and it is considered inappropriate within the context of the streetscene for this to be increased in height. The characteristics of the locality are not reflected in the massing of the building line in a prominent siting, contrary to the surrounding pattern of development.

(iii) Effect on neighbouring properties

The comments from APP/22/00752 still apply to this application and are shown in italics - comments that directly relate to the changes proposed in this application are not shown in italics.

- 7.9 *To the north of the application site is no 2 Roman Way with the rear garden of no 4 to the north of that. The rear garden of no 2 runs alongside the rear garden of the application site. The two storey rear extension would be set closer to the side of no 2 by 1.7 metres although would not feature any new windows to this side. Whilst the rear bedroom window would be set slightly closer, this would not be directly aligned with the first floor side elevation windows of no 2 and the closer proximity is not considered to result in increased unacceptable harm so as to justify a refusal on this basis. There is already a bathroom window to the rear elevation also and this would be obscure glazed so would be an improvement from existing in terms of overlooking. The proposed velux windows would all be set at high level - a section drawing has been provided which shows this and therefore these windows would not result in overlooking back towards the properties and gardens to the north. The extension would be separated from the shared boundary with no 2 Roman Way by approximately 9 metres which is considered to be enough separation distance so as not to result in harmful overbearing impact on this property. The rear dormers of the garage conversion would have views back toward the rear garden and not directly down towards private amenity spaces and would be separated by the rear garden.*
- 7.10 As part of this current application the proposed velux windows serving the proposed ensuite would be located towards the end of the garden at No. 2 Roman Way and are shown to be 1.7 metres above finished floor level in the submitted section drawing.
- 7.11 *To the south of the site is no 1 Belmont Grove. The properties are separated by the road with approximately 20 metres separation distance between the garage conversion and the rear garden of no 1 - there is substantial screening by trees and foliage to the boundaries between the properties and therefore the front dormers are not considered to result in harmful overlooking towards this property.*
- 7.12 *To the west of the application site is no 1a Roman Way - there would be 24 metres separation distance between the dormer and the rear garden of no 1a which meets the minimum for back to back distances as stipulated in the Havant Borough Design Guide - this would also serve a bathroom and therefore would not be resulting in sustained views. There is also an existing window to the first floor facing west serving a bedroom .*

- 7.13 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). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The proposed roof alterations to the car port would result in a bulky and prominent addition to the site that would be significantly out of character with the wider streetscene, and would disrupt the building line and surrounding pattern of development. It would appear as an incongruous feature, harmful to the host property and wider area, contrary to policy CS16 of the Havant Borough Local Plan.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/22/01085

(B) for the following reason

- 1 The proposed roof alterations to the car port would result in a bulky and prominent addition to the site that would be significantly out of character with the wider streetscene, and would disrupt the building line and surrounding pattern of development. It would appear as an incongruous feature, harmful to the host property and the character and appearance of the wider area, contrary to policy CS16 of the Havant Borough Local Plan, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.