

Recommendation: **GRANT PERMISSION**

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

Please consider this email as a consultation response from Arboriculture on the above planning application.

There are a number of trees onsite that could be affected by the proposals. An arboricultural report has been submitted with the application in which various protection measures have been specified to minimise the impact of this development on these trees during the construction process.

Recommendation:

I raise no objection to the proposals and if you are minded to permit the application, I would recommend that a suitably worded condition is imposed requiring the applicant to adhere to the protection measures detailed within the submitted document.

Councillor Carly Scannell - Hart Plain

No comment received

Councillor David Jenner

No comment received

Councillor E Shimbart - Hart Plain

No comment received

Developer Services, Southern Water

There are no documents available on the website. Hence, southern water is unable to make any comments regarding the proposal.

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

Officer Comment: Having checked the Councils records it appears that the proposals are located away from public sewers which are located under roads.

Highways

The applicant is proposing relocate the existing vehicular access to the property along Rose Hill. Whilst it is noted that this is an unadopted road, the Highway Authority still have a responsibility to ensure safe access is provided.

In order to be satisfied that the relocated access is suitable the Highway Authority will require vehicular visibility splays in accordance with Hampshire County Council Technical Guidance TG3. Further information can be found at the following link: TG3 - Stopping Sight Distances and Visibility Splays (hants.gov.uk)

Having regard to the above, the Highway Authority require the further information requested before a formal recommendation can be made.

Case Officer comment : Applicant has provided visibility splays however the land where there is foliage close to the corner does not belong to the applicant- the access changes as proposed have therefore been removed from the plans.

Further Highways comment :

Thank you for your reconsultation on the above planning application. The Highway Authority wish to make the following comments.

Since the Highway Authorities previous response dated 25th October 2022 the applicant is no longer proposing an amended vehicular access with vehicular access achieved as per the existing arrangements along Rose Hill.

Therefore, due to the scale of the proposal and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application. For more information on standing advice please use the following link: www.hants.gov.uk/transport/developers/consultatio

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: 8

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
- (iv) Trees
- (v) 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 This proposal includes side and rear single storey extensions. The proposed rear extension would replace the existing rear extension and would have dimensions of approximately 4 metres depth, 8 metres width and 2.8 metres height with a flat roof. This space would create a kitchen/ dining room served by a window to the south elevation and bi-fold doors and a window to the rear elevation. It would also create a utility room served by a door to the rear elevation. In the roof would be a roof lantern. The proposed side extension would come flush with the front elevation wall and would have a width of approximately 5.8 metres, a depth of 5.6 metres and a height of 2.8 metres with a flat roof. This space would create a master bedroom with an ensuite and bedroom 2. There would be two windows to the front elevation and a window and back door to the rear elevation. Proposed materials include white render to the elevations- grey slate tile is proposed to the main pitched roof to replace the existing concrete tile.
- 7.4 Whilst the extensions are of flat roof design and the main property of pitched roof design, the extensions are relatively modest in footprint. The proposed extensions are considered to be acceptable additions on balance to the host dwelling noting that the site is currently partially screened from the road with foliage. There is also some variation in material usage in the street and therefore the changes to materials are not deemed to cause harm to the streetscene. The extensions would result in some loss of garden space although 11 metres of garden length would be retained towards the back of the rear extension with space also available to the side of the property where there is currently parking. The available garden area is not deemed to be significantly changed from existing as a result of this proposal.
- 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). 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

- 7.6 To the north of the application site is no 40A Frogmore Lane. There is a window to the rear elevation and conservatory to the rear of this property. The proposed extension would come close to the 45 degree line taken from the mid point of the rear window at no 40A. Despite this, it is noted that an extension of a similar size could be constructed under permitted development rights which would not require planning permission although in this instance the eaves height would come above that of the main house and therefore an extension of this height would require permission. Despite this it is noted that if the eaves height was reduced by approximately 60cms this would not require planning permission and the difference of this in terms of impact on the window at no 40A is not considered to be considerably different to justify a refusal on these grounds.
- 7.7 To the east of the application site is No. 1 Rose Hill. The extension would be set off the boundary shared with no 1 by approximately 8 metres and is therefore not considered to result in any overshadowing or overbearing impact to this property.

7.8 To the south of the application site is no 38 Frogmore Lane. This is separated from the site by the access road running between the properties and the proposals are not deemed to result in any harm to the amenity of this property.

7.9 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.

(iv) Trees

7.10 There are several trees on site. An arboricultural report has been submitted with the application in which various protection measures have been specified to minimise the impact of this development on these trees during the construction process. The Council's Arboricultural Officer has been consulted on this proposal and upholds no objection to this proposal subject to the construction taking place in accordance with the submitted tree protection plans.

(v) Highways

7.11 This proposal initially included changes to the access however this has since been removed from the proposal. The access will therefore remain as existing and highways uphold no objection.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/22/00553 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:

22.002.SP 03A1 AMENDED PROPOSED PLANS AND ELEVATIONS
uploaded 25th November 2022
ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION
PLAN DAVID ARCHER ASSOCIATES SEPT 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.

- 4 The proposed development shall be constructed and completed in full adherence to the ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN DAVID ARCHER ASSOCIATES SEPT 2022. Any variations to the details of the document and plans must only be undertaken after the proposed variations have been agreed in writing by the Local Planning Authority.

Reason: To comply with policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework