
Site Address: 31 Wraysbury Park Drive, Emsworth, PO10 7UU
Proposal: Two storey side/rear extension and single storey rear extension.
Application Type: Full Planning Permission
Application No: APP/22/00836 Expiry Date: 20/10/2022
Applicant: Mr & Mrs Redman
Agent: Mr Bessant Case Officer: Graham Speller
JB Architecture Design Ltd
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

APP/21/01213 - Two storey side extension., PERM,21/04/2022
APP/22/00574 - Single storey rear extension., WD,25/08/2022

3 Proposal

- 3.1 Two storey side/rear extension and single storey rear extension.
- 3.2 The proposal is effectively a revision of the approved scheme APP/21/01213 with fenestration changes and additional single storey rear extension.

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)

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 public surface water in 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.

Please note:

- The public foul sewer and public surface water sewer requires a clearance of 3 metres on either side of the public sewer to protect it from construction works and to allow for future maintenance access.
- No new development or tree planting should be carried out within 3 metres of the external edge of the public sewer without consent from Southern Water.
- No new soakaways, 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.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection raising the following concerns:

- Original objections still stand as proposal takes away a significant portion of the parking on property
- Proposed extension will make it impossible to open the car door nearest the extension reducing the length of drive that can be parked on
- Not being able to open a car door along the same length of my drive as I currently am able to do will severely impact my quality of life
- The rationale for the objection is that it has a detrimental impact on a neighbouring amenity as it takes away my existing facility to park my car and cars of visiting family
- Will put extra pressure on parking in the street
- Will overshadow property and cause a 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.

7.3 The principle of a two storey addition has been established by permission APP/21/01213, which is still extant.

(ii) Appropriateness of design and impact on the character of the area

- 7.4 The revised proposal involves some minor fenestration changes but also an additional single storey rear infill element that would not project beyond the attached property, which also has a single storey rear extension.
- 7.5 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). 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 The continued objection to the proposals is noted, however, it was previously considered that a two storey side extension was acceptable in terms of impact on adjacent properties. The additional single storey rear element does not give rise to any adverse impacts on adjacent properties. The issue of not being able to open a car door across neighbouring property is a civil matter and it is noted that the previous scheme was amended to set back the extension in order to reduce any adverse impacts on the amenity of adjacent property.
- 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).

(iv) Parking

- 7.8 Whilst indicating that the extension would provide a study at upper floor level, this would be capable of being used as a bedroom and has been treated as such. Current parking standards would require the provision of 3 car parking spaces for a 4+ bedroom dwelling. The frontage of the property is now all hard standing and it would be possible to provide three spaces here meeting the size standards set out in the SPD. As noted above, 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

- 7.9 Southern Water make comments regarding the location of public sewers within the vicinity of the site and, as such, informatives are recommended to bring this to the applicant's attention.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00836 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:

PL2.609.22.02 – LOCATION PLAN/ PROPOSED FLOOR PLANS AND ELEVATIONS

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.