
Site Address:	85 Victoria Road, Emsworth, PO10 7NJ		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00489	Expiry Date:	05/07/2022
Applicant:	Mr Acton		
Agent:	Mr M Farrer	Case Officer:	Lewis Ford
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 85 Victoria Road, Emsworth, PO10 7NJ.

The site is in Residential Character Area 4 of the Emsworth Neighbourhood Plan. The Area illustrates the expansion of Emsworth from east to west and includes late 19th and early 20th century terraced and semi-detached dwellinghouses. In this instance, the site comprises a two-storey, semi-detached, 3-bedroom dwellinghouse comprising pale lilac rendered walls, a hipped roof with traditional tiles, and UPVC windows.

The site is level with open vehicular access to the front comprising concrete hardstanding and a 1m high wooden fence. The rear garden is generous in depth (approx 27m) and is mainly laid to lawn with shrubs and an outbuilding on the rear boundary adjacent to the railway line.

2 Planning History

No relevant planning history.

3 Proposal

Single storey rear extension.

4 Policy Considerations

National Planning Policy Framework
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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS19 (Effective Provision of Infrastructure)
DM10 (Pollution)

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)
ENP_D2 (Height, Mass & Materials)

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

5 Statutory and Non Statutory Consultations

Councillor J Thain-Smith

No comment.

Councillor L Bowerman

No comment.

Councillor R Kennett

No comment.

Developer Services, Southern Water

It appears that the developer is intending to build-over 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-over the sewer.

The length of sewer to be built over under the terms of Part H of 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/close-to a public sewer are available at Southern Water’s Get Connected service: <https://developerservices.southernwater.co.uk/>

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.

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 and surface water sewer to be made by the applicant or developer. To make an application, visit Southern Water’s Get Connected Service:

<https://developerservices.southernwater.co.uk/> and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

<https://www.southernwater.co.uk/help-advice/connection-charging-arrangements>

In situation where surface water is being considered for discharge to our network, we require the following hierarchy – reuse, infiltration, watercourse, storm sewer, combined sewer – for surface water to be followed which is reflected in Part H3 of Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments. Guidance on Building Regulations can be found here:

<https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h>

For further advice, please contact Southern Water at:

Address: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX.

Telephone: 0330 303 0119

Email: southernwaterplanning@southernwater.co.uk

Website: [southernwater.co.uk](https://www.southernwater.co.uk)

Officer comment: *The requested condition has been included on the Decision Notice.*

Southern Gas Network

No comment.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We are the adjoining house. Our only comment would be if any windows are added to the side wall of the extension parallel to our garden, we ask that glass is frosted to maintain privacy. The fences at this end of the garden are fairly low and they'd be able to see right into our kitchen! From plans it doesn't look like any windows are intended to be on this side. Otherwise in full support of this.	The Agent has agreed to the inclusion of a planning condition to ensure that the window on the western side elevation is obscure glazed – see Planning Condition No.4.

7 Planning Considerations

7.1 Having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Impact on Utilities

- (i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on Character of the Area & Appropriateness of Design

- 7.3 The existing rear elevation comprises existing rear structures which include a pitched roofed addition (bathroom), a flat-roofed addition (lobby) and a flat-roofed wooden structure (garden room). Together, these structures equate to a total depth and width of approximately 4.1m and 5.5m respectively. The existing structures (except for the existing bathroom) would be demolished to facilitate the delivery of a (larger) single storey flat-roofed rear extension which would comprise a total depth and width of approximately 6.1m and 6.45m respectively. The proposed rear extension would be flush with the existing eastern side elevation and would include a kitchen/diner and would retain the existing ground floor bathroom. The proposed rear extension would allow for the existing kitchen and dining room at the front of the property to be reconfigured into a hall, utility room and study. Finally, the proposed rear extension would have a height of approximately 3m, which would increase to 3.7m with the addition of the proposed sky lantern.
- 7.4 The Havant Borough Design Guide SPD states that extensions should be smaller, subservient, sympathetic, and modest in mass and height compared to the main dwellinghouse. In this instance, the mass and height of the proposed extension is considered to be acceptable given; the generous rear garden depth (approximately 27m); and the retained separation distances between the proposed rear extension and the neighbouring properties to the east and west.
- 7.5 The Design Guide SPD also states that extensions should look to the existing dwellinghouse (and its neighbours) as the main reference points for appearance, materials, and detailing. The proposed rear extension would comprise painted rendered walls, UPVC windows and UPVC/aluminium doors, whilst also including a felt/GRP grey flat roof. The door, wall and window materials are supported by the Design Guide SPD as they would match the existing dwellinghouse. In terms of the proposed flat roof however, the Design Guide SPD, and the Design Checklist in the Emsworth Neighbourhood Plan, recommend against the delivery of flat roofs. In particular, the latter states that flat roofs can create maintenance issues and are out of character with Emsworth. Nevertheless, despite the above, the Design Guide SPD does state that there can be exceptions to this recommendation providing that the proposed flat roof does not have an adverse effect on neighbouring properties and the streetscene. In this instance, the proposed flat roof and sky lantern are considered to be acceptable due to; existing examples of flat roofs in the locality; and the staggered nature (in both height and depth) of the existing eaves along the rear elevation of the existing dwellinghouse, which would not be readily visible from the public realm.
- 7.6 Moreover, the appearance, design and mass of the proposed development are deemed to be acceptable and appropriate within the context of the application site and its locality. As such, it is considered that the proposed rear extension would not result in an adverse impact on the visual amenity of the locality and, therefore, it would not be contrary to the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011, nor Policies D1 and D2 in the Emsworth Neighbourhood Plan.

(iii) Impact on Neighbouring Properties

7.7 The Havant Borough Design Guide SPD states that single storey rear extensions:

Should be no closer than 1m from neighbouring properties; and
Should be at least 8m from the rear boundary; and
Should be at least 20m from neighbouring properties to the rear; and
Must not have an adverse impact on the amenity of neighbouring properties.

7.8 The proposed development would meet, and in some cases exceed, the first three requirements above as it would be approximately 1.7m from the western side boundary, 0.9m from the eastern side boundary and 25m from the northern rear boundary. In terms of the latter requirement, this has been considered further below.

7.9 No.83 Victoria Road is the neighbouring property to the south-east. The orientation and aspect of the existing dwellinghouses creates a crescent shape around the north of Victoria Road. In combination with the existing outbuildings on the eastern boundary, it is considered that the proposed rear extension would not result in the overshadowing, loss of light, overlooking or loss of privacy at No.83 Victoria Road.

7.10 No.87 Victoria Road is the adjoining property to the west. The proposed extension would be approximately 0.9m closer to the boundary – whilst still retaining a separation of approximately 1.7m – and would include a window on its western side elevation. The proposed rear extension has the potential to lead to a degree of overshadowing and loss of light at No.87. However, as the rear elevation is north-facing and the extent of overshadowing would be limited to the early morning hours, it is considered that the above would not warrant refusal in this instance. As for the proposed window on the western side elevation, a neighbour comment has been received about the potential for loss of privacy and overlooking. In recognition of the comment, the Agent has agreed to the inclusion of a suitably worded planning condition to ensure that the proposed western side window is obscure-glazed – see proposed Planning Condition No.4.

7.11 Consequently, it is considered that the proposed development would have an acceptable impact on the amenity of neighbouring properties in light of the inclusion of Planning Condition No.4. As such, it is considered that the proposed development would not be contrary to the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iv) Impact on Utilities

Southern Gas

- 7.12 The site is in the High Pressure (HP) Pipe 300m Buffer Zone. Southern Gas has been consulted but, has not provided any comments on this planning application. In recognition of the buffer zone, a standard Southern Gas Overbuild Advisory Note has been included as an Informative on the Decision Notice.

Southern Water

- 7.13 A Southern Water Foul Sewer Pipe crosses the application site (east-to-west). The Sewer Line is currently under the existing rear extension and would, therefore, be under the proposed rear extension. Southern Water has advised that building over a "public sewer" is not normally permitted and that an investigation of the sewer would be required before any decision can be made as to whether it would be acceptable for Southern Water to allow building over the sewer. The investigation would need to:

Confirm the sewer line's ownership;
Confirm the sewer line's size and depth;
Ascertain the sewer line's condition;
Ascertain the number of properties that the sewer line serves; and
Ascertain the potential means of access to the sewer line.

- 7.14 Southern Water has requested that in the instance that consent is granted, an appropriate planning condition is attached to the Planning Permission to protect drainage apparatus. The suggested precommencement condition wording has been included in proposed Planning Condition No.5 (and agreed with the agent) to ensure the adequate protection of infrastructure in line with Policies CS19 and DM10 in the Havant Borough Local Plan (Core Strategy) 2011.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and is recommended for approval subject to appropriate planning conditions.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00489 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:

Drg No: 3295 EX_01 – Existing Floor Plans
Drg No: 3295 EX_02 – Existing Elevations
Drg No: 3295 P_01 – Proposed Floor Plans
Drg No: 3295 P_02 – Proposed Elevations
Drg No: 3295 P_03 – Location Plan & Block Plan

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the window on the western side elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass with obscuration level is no less than Level 4 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Prior to the commencement of development, details of the measures which shall be undertaken to protect the public sewer shall be submitted to, and approved in writing by, the Local Planning Authority. Following approval, such measures shall be implemented on site in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the adequate protection of infrastructure and having due regard to Havant Borough Local Plan (Core Strategy) Policies CS19 and DM10 and the National Planning Policy Framework.