

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

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.

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: 5

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) Flood Risk
- (v) Parking
- (vi) CIL

(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 render and brickwork with roof tiles to match the existing property. This is considered to be in keeping with the context of the main dwellinghouse and character of the area.

7.4 Part of the proposed extensions would be visible from the street scene however it would be set in behind the main dwellinghouse. Following the demolition of the garage, outbuilding and conservatory the proposed works are considered to be of an appropriate size. Furthermore, the proposed annex is deemed to be in an appropriate position of the existing garage/store. Overall, as most of the proposed works are not readily visible from the street scene it is not considered to have an adverse impact upon the character of the area.

7.5 The proposed annexe would be attached to the existing dwellinghouse. Concerns were raised regarding the separate access into the proposed annexe. Due to personal circumstances and its intended use for one of the applicant's parents it is deemed to be acceptable on balance. A condition controlling the use of the proposed annexe that it shall remain incidental to the main dwellinghouse and for no other purpose is recommended. Therefore, it is considered to be in keeping with the character of the area.

7.6 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

7.7 To the front of the proposed side extension there would be a door serving the utility room. This would face out onto the driveway and as a result not considered to have a negative impact upon any neighbouring property.

7.8 On the west side facing the shared boundary with No.77 Selangor Avenue there would be 6 rooflights within the proposed side extension and 2 rooflights within the proposed rear extension. These windows would be high level and non looking therefore not considered to cause any form of overlooking. The proposed side extension would go along the shared boundary being partly screened by the neighbour's garage at No.77, only extending out slightly further. Due to its pitched roof design and size it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers at No.77.

- 7.9 On the east side facing the shared boundary with No.81 Selangor Avenue there would be 2 rooflights within the proposed rear extension and 2 rooflights added to the bungalow. These windows would be high level and non looking therefore not considered to cause any form of overlooking. The proposed rear extension would only extend out slightly further than the existing conservatory at No.81 and would be pitched away from the boundary and partly screened by 1.8 metre high fencing thus it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. Within the proposed side extension there would be 3 windows and bi-folding doors facing out onto the rear garden and shared boundary with No.81. Due to its distance from the shared boundary and existing screening of 1.8 metre high fencing it is not considered to cause harmful overlooking or appear overbearing/result in overshadowing.
- 7.10 To the rear there would be bi-folding doors within the proposed rear extension facing out onto the rear garden. Due to the existing screening along all boundaries it is not considered to cause harmful overlooking to any surrounding properties.
- 7.11 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) Flood Risk

- 7.12 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.
- 7.13 The application site is partly in Flood Zone 2/3 - however this solely relates to part of the rear garden with neither the existing dwelling nor the proposed extensions within these Flood Zones. The applicant's submission confirms that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the development will be incorporated where appropriate. The proposed development is classed as minor development and unlikely to increase the risks associated with flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(vi) Parking

- 7.15 The proposed development would increase the number of bedrooms from 2 to 4 therefore 3 car parking spaces are required according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate this.

(vi) CIL

- 7.16 The proposed development is under 100sqms and as it is attached to the main bungalow, is treated as an extension for the purposes of CIL and therefore is not CIL liable.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours 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/22/00464

- 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:

Location and Block Plan - PL576.22-01 A
Existing and Proposed Floor Plans - PL576.22-02 B
Proposed Elevations - PL576.22-04 C
Applicant Personal Statement
Flood Risk Assessment

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used 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 annexe hereby permitted shall be used for purposes incidental to the enjoyment of the dwellinghouse and for no other purposes.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.