
Site Address:	3 St James Road, Emsworth, PO10 7DN		
Proposal:	Single storey rear extension.		
Application No:	APP/21/01464	Expiry Date:	01/03/2022
Applicant:	Mrs Harris		
Agent:	Ms J Mottershead	Case Officer:	Lewis Ford
	Jane Mottershead Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is No.3 St James Road. The application site includes a semi-detached 2.5 storey dwellinghouse comprising traditional bricks, grey tiles, and white render. The site is identified as being in Character Area 4 of the Emsworth Neighbourhood Plan which includes terraced and semi-detached properties from the late-nineteenth to mid-twentieth centuries.

2 Planning History

None

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

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM25	(Managing Flood Risk in Emsworth)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

DR1	(Delivery of Sustainable Development)
E1*	(High quality design)
E3	(Landscape and settlement boundaries)
E19	(Managing flood risk in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D6 (Resource Efficiency)

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

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 the 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/>

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. 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.

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 and please read our New Connections Charging Arrangements document which are available on our website:

<https://developerservices.southernwater.co.uk/>

<https://www.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 Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments:

Hierarchy: Reuse, Infiltration, Watercourse, Storm Sewer, and Combined Sewer.

Guidance on Building Regulations is here:

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

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: 3

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) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Flood Issues
- (v) Impact on the Sewer Line

(i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17, AL2 and E3. As such, development is considered acceptable in principle subject to development management criteria.

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

7.3 The proposed development would involve the demolition of an existing "lean-to" extension and the construction of a single-storey "L-shaped" rear and side extension with no external lighting. The proposed extension would "round-off" the staggered ground-floor rear and side elevations to form a uniform elevation which would mirror and complement the adjoining neighbouring property - No.1 St James Road. The proposed "L-shape" extension would have a maximum width of approximately 5m, a

maximum depth of approximately 8m, and a flat roof with a height of approximately 3.2m. The proposed extension would be located at the rear of the property and, although has the potential to be seen from the side entrance, is considered to have a limited impact on the streetscene.

- 7.4 The staggered nature of the existing rear and side elevations mean that the net increase in floorspace is not as great as alluded by the above dimensions. An existing “lean-to” extension of approximately 3m in width and approximately 2.6m in depth would be demolished. The proposed development would encompass the demolished area and extend further to the rear by approximately 1.9m. At the same time, the proposed extension would only extend approximately 2m from the existing side elevation. Overall, the net increase in floorspace would be approximately 21.7 square metres (sqm).
- 7.5 The Design Guide SPD states that extensions should; appear smaller, subservient, and sympathetic in relation to the existing dwellinghouse; and should look to the existing dwellinghouse and its immediate neighbours as the main reference points for appearance, materials, and detailing. The proposed development would comprise painted brick, painted render and white UPVC which would all match the existing dwellinghouse. In addition, the proposed flat roof would comprise stretched ply membrane. The design checklist in the neighbourhood plan states that flat roofs can create maintenance issues and should be avoided as they are considered to be out of character with Emsworth. In addition, the Design Guide SPD recommends against the delivery of flat roofs. Nevertheless, despite all the above, the Design Guide SPD does also state that there could 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 is considered acceptable as it mirrors, and would be flush with, the completed rear extension at the adjoining neighbouring property – No.1 St James Road – which also has a flat roof. There are also other examples of flat-roofed rear extensions in the locality.
- 7.6 In terms of the natural environment and resource efficiency, the Ecosystem Service Statement confirms that; all existing trees and planting will be retained; new planting would include native species (selected to provide for a variety of wildlife); peat free compost would be used; and locally sourced materials would be used where practical to reduce carbon emissions from transport. All the above accords with Policy D6 in the Emsworth Neighbourhood Plan. In addition, a water butt and bat box would be installed at the rear of the proposed development and on the top storey of the existing dwellinghouse respectively. All the above would accord with the third criterion of Policy DM8 in the HBLP (Core Strategy) which supports works that would use local materials and plant species, and would integrate with the local environment and existing natural features.
- 7.7 The design and appearance of the proposed development is considered appropriate in the context of the application site and its locality. The proposed development would mirror and create a uniform and symmetrical rear elevation with No.1 St James Road, whilst also retaining the 2m gap between the existing dwellinghouse and No.5 St James Road. As such, the proposed development is considered to have used the characteristics of the locality to inform its design and massing and, therefore, is in-keeping with the local pattern of development. Moreover, the proposed development is considered to be acceptable as it would not result in an adverse impact on the visual amenity of the locality and, therefore, would meet the requirements of Policy CS16 of the HBLP (Core Strategy), along with Policies D1 and D2 of the Emsworth Neighbourhood Plan.

(iii) Impact on Neighbouring Properties

- 7.8 The proposed development would be approximately 20 to 25m from the rear boundary of the application site. The above range is due to the curved nature of the rear boundary. In addition, the proposed development would be flush with No.1 St James Road to the north (which is attached to the existing dwellinghouse) and would be parallel and 2m away from No.5 St James Road to the south. However, the distance between the proposed development and the southern side boundary wall would range from 0.88m to 1.04m (despite being parallel and always 2m away from No.5 St James Road) due to the angle of the southern side boundary wall. It is considered that all the above accords with the Paragraphs 5.40 to 5.42 in the Havant Borough Design Guide SPD.
- 7.9 The Design Guide SPD states that extensions should not cause an adverse impact on neighbouring properties such as, but not limited to, overshadowing and loss of light. The proposed development would elongate the existing 2m gap between Nos 3 and 5 St James Road – the application site and neighbouring property respectively – which is already overshadowed by the bulk of the latter property. In terms of No.5 St James Road (the neighbouring property to the south), its existing extension would be 2.5m beyond the proposed development at No.3 St James Road (the application site). In addition, it is not considered that the neighbouring property's existing side window and door would noticeably loss any daylight because of the proposed development. This is because the former is outside the 45-degree overshadowing zone and the latter includes a conservatory-style glass roof.
- 7.10 The existing side gate and southern side fence are approximately 1.4m in height. Due to this limited height, there is already an established degree of overlooking between No.3 St James Road (the application site) and No.5 St James Road (the neighbouring property to the south). The proposed side doors (2.6m x 2.5m) and side window (1.8m x 2.4m) would not be directly opposite the existing side doors and window at No.5 St James Road. It is accepted that, although there will be a 2m gap between both Nos 3 and 5 St James Road, the proposed development would increase the degree of overlooking between the properties. However, a degree of overlooking already exists between the dwellinghouses given the existing fenestration and low fence level. Reduced privacy is, therefore, an accepted characteristic of these properties and both occupants can erect a taller 1.8 to 2m fence under permitted development allowances should they wish to improve their privacy in the future. As such, any resulting impact on No.5 St James Road would not be considered unacceptable and would not be contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
- 7.11 Moreover, it is considered that the proposed development would not appear overbearing. It would have an acceptable impact on the properties immediately adjacent to the application site and, therefore, would meet the requirements of Policy CS16 in the HBLP (Core Strategy). Notwithstanding the above, it is noted that no letters of objection have been received with respect to the proposed development.

(iv) Flood Issues

- 7.12 The application site slopes downwards in an east-to-west direction. The lower western section of the application site is in Flood Zones 2 and 3, and climate change modelling has predicted that the western section of the site will also be in a future flood zone. Despite the above, the existing dwellinghouse and proposed development are in the higher eastern section of the site and are not in the current or future flood zones. Moreover, extensions to existing houses are exempt from the requirements of Policy DM25 regarding flood risk management in Emsworth.
- 7.13 In light of all the above, it is considered that the proposed development would not put occupiers or employees of the emergency services at any additional risk in the event of a flood. As such, the proposed development is not contrary to Policies CS15 and E19.

(v) Impact on the Sewer Line

- 7.14 A Southern Water Foul Sewer Line crosses the application site (east-to-west) and would be under the proposed development. 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.
 - Ascertain the potential means of access to the sewer line.
- 7.15 Southern Water has requested that in the instance that consent is granted, an appropriate planning condition is attached to the planning permission to protect the drainage apparatus. The suggested condition wording has been included in proposed Planning Condition No.4 to ensure the adequate protection of infrastructure in line with Policies CS19 and DM10 of HBLP (Core Strategy).

8 Conclusion

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

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01464 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:

Block Plan with Water Butt
Ecosystem Service Statement
Drg No. EH/21/01 – Existing Floor
Drg No. EH/21/02 – Existing Elevations
Drg No. EH/21/03 – Proposed Elevations & Bat Box
Drg No. EH/21/04 – Proposed Floor

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 Prior to the commencement of development, details of the measures which will be undertaken to protect the public sewer will 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 having due regard to Havant Borough Local Plan (Core Strategy) Policies CS19 and DM10 and the National Planning Policy Framework.