
Site Address:	539 Southleigh Road, Emsworth, PO10 7TF		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00386	Expiry Date:	08/06/2022
Applicant:	Mr and Mrs Derham		
Agent:	Mrs Perry	Case Officer:	Lewis Ford
	Hannah Perry Architect		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is No.539 Southleigh Road, Emsworth, PO10 7TF. The site includes a semi-detached, 2.5 storey dwellinghouse comprising a clay tile roof, red brick and pebbledash rendered walls, and both timber and UPVC doors and windows. The dwellinghouse is located on the north side of Southleigh Road and there is parking provision available for a number of cars within the front curtilage of the property.

The streetscene is varied but predominantly residential with chalet bungalows, and two storey detached and attached dwellinghouses. The dwellinghouses are set centrally within their plots with some (including the site) set back approximately 17m from the front boundary.

2 Planning History

GEN/15/00525 – Planning enquiry re single-storey side extension.
GEN/15/00941 – Planning enquiry re Lawful Development Certificate (LDC)
GEN/22/00078 – Planning enquiry re single-storey rear extension

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)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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 - Emsworth Ward

No comment.

Councillor L Bowerman - Emsworth Ward

No comment.

Councillor R Kennett - Emsworth Ward

No comment.

Developer Services, Southern Water

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, please visit Southern Water's "Get Connected" service:

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

Please read Southern Water's New Connections Charging Arrangements documents which are available via the following link:

<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 following hierarchy for surface water – reuse, infiltration, watercourse, storm sewer, and combined sewer – 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. 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.

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: 0

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 the 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 the Character of the Area & Appropriateness of Design

7.3 The existing rear elevation is staggered and comprises three parts:

Part 1: Western element comprising utility and shower room (side extension); and

Part 2: Central element comprising kitchen; and

Part 3: Eastern element comprising living room set back from above by approx 2.3m

7.4 The proposed development would comprise a single-storey flat roofed rear extension which would maintain the staggered rear building line by extending out by approximately 3.3m from the western and central elements (to provide an office and communal area) and by approximately 4.3m from the eastern element (to provide a dining room). The eastern element would still be set back from the western and central elements, but by only approximately 1.3m. In terms of width, the proposed rear extension would be flush with the eastern side elevation and set back by 0.1m from the western side elevation providing a total width of approximately 10.7m. As for height, the proposed flat roof would have a maximum height of 3.35m.

- 7.5 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 addition, the Design Guide SPD explains 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 brick walls to match existing, dark grey aluminium doors and an EPDM flat roof. The Agent has also confirmed that the existing timber western side bay window would be replaced with white UPVC.
- 7.6 The roof of the proposed rear extension would comprise an EPDM flat roof with 4no. rooflights. The design checklist in the Emsworth 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 also recommends against the delivery of flat roofs. Nevertheless, despite all the above, the Design Guide SPD does 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, due to the staggered nature (in both height and depth) of the existing eaves along the rear elevation of the existing dwellinghouse, the proposed flat roof is considered to be acceptable and would result in a limited visual impact.
- 7.7 In terms of the natural environment, the Amended Proposed Elevations Plan (Published 23 June 2022) propose the installation of 2no. Beaumaris woodstone bat boxes on the western side elevation of the dwellinghouse. This is supported by Policy DM8 in the Havant Borough Local Plan (Core Strategy) 2011 and the design checklist in the Emsworth Neighbourhood Plan. As for lighting, the Agent has confirmed that no external lighting is proposed. As such, Policy D7 in the Emsworth Neighbourhood Plan has not been considered any further.
- 7.8 The appearance, design and mass of the proposed development is considered to be acceptable and appropriate within the context of the application site and its locality. As such, the proposed development 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

- 7.9 The Havant Borough Design Guide SPD advises that rear extensions should maintain a distance of at least 1m from the boundary with adjacent properties, at least 8m from the rear boundary wall, and at least 20m from neighbouring properties to the rear. In terms of the latter two, the proposed rear extension would be approximately 17m from the northern rear boundary and 57m from No.37 Greville Green to the rear (albeit with a garage court situated between the two properties). As for the adjacent neighbouring properties, these have been considered further below.

- 7.10 No.537b Southleigh Road is the neighbouring property to the west. The western element of the proposed rear extension at No.539 would be approximately 1.1m from the western side boundary and approximately 4.3m from the neighbouring rear extension at No.537b. Although the existing boundary fence is only 1m in height from ground level, this could be increased to 2m under Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), hereon referred to as the GPDO. Notwithstanding the above, both the existing extension at No.537b and the proposed rear extension at No.539 (the site) do not have any windows along their side elevations. As such, it is not considered that the proposed rear extension would result in the overlooking of, nor loss of privacy at, No.537b Southleigh Road.
- 7.11 No.541 Southleigh Road is the adjoining neighbouring property to the east. The eastern element of the proposed extension would be flush with the eastern side boundary. The existing 1.8m fence and 2m high hedge on the eastern boundary would be retained to reduce the opportunity of overlooking and loss of privacy. As for overshadowing and loss of light, the eastern element of the proposed rear extension would extend beyond the adjoining existing rear conservatory at No.541 by approximately 2m, and would extend above the existing boundary fence by approximately 1.5 metres. The proposed development may be perceived to have a slightly overbearing impact to the occupants at No.541. In addition, it is recognised that the proposed development would lead to a degree of overshadowing and loss of light along the rear elevation at No.541; although this would be limited to the later hours of the day given that the rear elevations of Nos 539 and 541 are both north-facing. In this instance, however, it is considered that the resulting impact on the amenities of No.541 would not warrant refusal as; both properties are characterised by staggered rear elevations; any overshadowing would be limited to the later hours of the day; a similar rear extension could be constructed up to 4m in height under permitted development rights (PDR); and, in the context of a prior approval application, no letters of objection have been received with respect to the proposed development.
- 7.12 On balance, it is considered that the proposed development would not result in an unacceptable impact – in terms of overbearing, overshadowing and loss of light – on No.541 Southleigh Road given the plot size, the existing staggered rear elevations, and the alternative types of development which could be delivered under permitted development rights (PDR). Given the above, it is considered that the proposed development would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iv) Impact on Utilities

- 7.13 There are Southern Water Foul and Surface Water Sewer Lines running along the front and rear boundaries of the site. Although the proposed rear extension would be approximately 27m and 17m from the front and rear boundaries respectively, Southern Water has advised that it may be possible that a sewer (now deemed to be public) could be crossing the application site. Southern Water has advised that, in the instance that any sewer is found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further work can commence on site. In acknowledging Southern Water's comments, an appropriate planning condition has been proposed – see Planning Condition No.4.

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 recommended for approval subject to appropriate planning conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00386 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. 021-000-001-A – Location Plan

Drg No. 021-030-001-A – Existing Floor Plans

Drg No. 021-030-002-B – Existing Roof and Block Plans

Drg No. 021-030-101-B – Amended Proposed Floor Plans

Drg No. 021-030-102-C – Amended Proposed Roof and Block Plans

Drg No. 021-040-001-A – Existing Elevations

Drg No. 021-040-101-C – Amended Proposed Elevations

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans, or shall match, in type, colour and texture, to those of the existing building so far as practicable, unless otherwise agreed in writing with the Local Planning Authority.

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 In the event that public sewers are found at any time when carrying out the approved development which were not previously identified, development shall STOP until details of the measures which will be undertaken to protect the public sewer have been 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.