
Site Address:	4 Far Meadow Way, Emsworth, PO10 7PA		
Proposal:	Single storey rear extension.		
Application No:	APP/21/01450	Expiry Date:	17/03/2022
Applicant:	Mr & Mrs Kingdon		
Agent:		Case Officer:	Denise Sheath
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site consists of a garage linked semi detached two storey dwellinghouse. The dwellinghouse is constructed of facing brickwork and concrete tiles and has a conservatory to the rear. The property has a hardstanding to the front of the property leading to the garage with a laid to lawn garden to the front southern elevation. The rear garden is laid to lawn with boundary treatment of 1.8m close boarded wooden fencing to the rear and rear side boundaries.

2 Planning History

APP/21/00618 - Prior notification for single storey development extending 4.5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.9 metres and a maximum height of 3.2 metres. GPDC,06/07/2021

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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

Developer Services, Southern Water

Thank you for your letter dated 21/01/2022.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service:

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

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

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

Please note there is a District Council surface water culvert within the site.

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.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Environment Agency

No Comments Received

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: 5

Comment	Officer Comment
My wife and I support the application	Noted
We fully support this application. Living in an adjacent identical house, they were built with nominal insulation over the single story ground floor toilet and utility rooms. Therefore the introduction of roof insulation extending over this new extension will be of great benefit and worthy of this application, increasing the thermal efficiency of the house, with no visual impact.	Noted
My wife and I support this application.	Noted
It is noted that 2No. further representations of support were received but no comments made	Noted

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
- (vi) Flood Risk

(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 single storey rear extension would replace the existing conservatory to the rear of the dwellinghouse. The existing conservatory has a depth of approximately 4m and a maximum height of approximately 2.55m, the proposal would have a depth of 4.5m a maximum height of 3m, the proposal would be located to the north section of the rear elevation and would have a total width of 3.2m, there is a roof lantern to be installed within the centre of the flat roof with a maximum height of 3.6m from ground level, the materials to be used would match those on the existing dwelling house.

- 7.4 The proposal is positioned to the rear of the dwellinghouse and would be completely screened from the public realm of Far Meadow Way, the rear boundary of the property is adjacent rural fields. Development is present along the rear elevations of the dwellings in Far Meadow Way and therefore the works proposed at No.4 are considered to not look significantly out of place.
- 7.5 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). 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 proposal would have a distance of 8.6m from the facing side elevation with the neighbouring property to the south No.6, the proposal would be mainly screened by the two storey extension within No.6 which is located adjacent to this shared boundary and the boundary treatment of 1.8m close boarded wooden fencing. It is therefore considered that the impact upon this neighbouring property would be minimal and acceptable.
- 7.7 The proposal is located 0.1m from the shared boundary with No.2, the proposal would protrude 0.5m deeper than the previous conservatory located in the same position, and would have a 0.45m greater height, the proposal would not create any further loss of light than is existing. It is therefore considered that the proposal would have a limited and acceptable impact upon this neighbouring property.
- 7.8 The proposal would have a distance of 14.3m from the rear boundary, which is adjacent to a track which leads to fields which are used for horse grazing. It is therefore considered that the proposal would not have a negative impact upon this area.
- 7.9 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). It is noted no letters of objection were received with respect to the scheme.

(vi) Flood Issues

- 7.10 The property falls within Flood Zone 2 and 3, the proposed development falls within the definition of 'minor development' in relation to flood risk and does not require a consultation or further action.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the 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/21/01450 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:

Application Form - Received 20 January 2022

Location Plan - Received 20 January 2022

Block Plan - Received 20 January 2022

Existing Floor Plan - Drawing No. 5464/1 - Received 20 January 2022

Proposed Floor Plan - Drawing No. 5464/2 Rev H - Received 20 January 2022

Existing and Proposed Plans - Drawing No. 5464/3 Rev G - Received 20 January 2022

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.