

Recommendation: **GRANT PERMISSION**

Replace existing front entrance porch with a larger glass roofed porch; replace existing front window with a new door leading to front porch; Single storey rear extension with covered terrace; replace all existing windows with cream coloured uPVC windows; replace wall tiles on front wall and roof dormer with cream coloured

cement board cladding.

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

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)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

There are statutorily protected trees onsite and on adjacent land which will require consideration. No protection measures have been specified to minimise the impact of this development on these trees during the construction process.

Recommendation:

I raise no objection to the proposals and if you are minded to permit the application, I would recommend that a suitably worded pre-commencement condition is imposed requiring the applicant to submit Arboricultural information to demonstrate how the construction will proceed without causing harm to trees and/or a suitable specification for replacement tree planting as mitigation for any trees that require removal in order to facilitate this development.

Councillor Julie Thain-Smith

No comment

Councillor Lulu Bowerman

No comment

Councillor R Kennett

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 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

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 comment received

Southern Gas Network

No comment 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: 2

Comment	Officer Comment
---------	-----------------

[redacted] We fully support the owners of No 6 with their proposed changes.	Comments noted.
No problems with this proposal. I am happy for it to go ahead	Comments 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
- (iv) Trees
- (v) 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 This proposal comprises the replacement of the existing front porch with the front door moved to forward position. This would also feature a deck area with a height below 30cms with a glazed roof supported by posts and low level screening to provide privacy to the deck area. There would be glazing to the south side of the porch and sliding door to replace the ground floor front window. Other alterations to the front elevation include the replacement of the dormer tiles with cream cladding as well as a section of the front elevation wall. Windows would also be replaced with cream coloured upvc frames.

7.4 A single storey extension is proposed to the rear elevation. This would have a width approximately the same as the existing conservatory which would be removed , it would have a depth of approximately 4.5 metres and a flat roof with a height of 3.3 metres . The roof would extend close to the side elevation wall held up by posts, creating a covered decking area at the rear of the property . The rear extension would create a dining room with bi-fold doors to the side (south) elevation and windows to the rear. The rear extension would be timber clad.

7.5 The alterations to the front of the property would not be highly visible from the public realm as there is screening from the projecting garage and trees at the front boundary. The changes to the windows and porch are deemed acceptable alterations and, whilst the existing dormer tiles match the existing roof, the proposed cladding is not considered to be harmful to the character of the property or the surrounding area . The rear extension would be located towards the rear of the site and is deemed acceptable in scale and design within the context of the host dwelling.

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) as well as policies D1, D2 and D3 of the Emsworth Neighbourhood Plan. 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

- 7.7 To the north of the application site is no 6A Nore Farm Avenue. The rear extension would project further back than existing and would increase in height. Despite this, it is noted this would be set off the side boundary and a single storey rear extension with a 4 metre depth could be constructed under permitted development, with this proposal only 0.5 metres additional depth than that. The extension would not harmfully impact the side windows at no 6A and therefore impact upon neighbour amenity is deemed acceptable.
- 7.8 To the south of the application site is no 4 Nore Farm Avenue. The roof of the rear extension would extend closer to this side. However, due to the separation distance it would not result in harmful overshadowing or overbearing impact on this property. The decking would not be raised high so would not offer views back into private amenity spaces. The porch also would not result in any harm to neighbouring amenity.
- 7.9 The rear extension would not result in any harmful impact to the rear garden of the properties to the rear.
- 7.10 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.

(iv) Trees

- 7.11 Towards the front of the site is a TPO Hawthorne tree and towards the rear (however outside the boundary of the site) is a TPO Oak tree. A tree protection plan and method statement has been provided by the applicant.

(v) Flood risk

- 7.12 This site is within Flood Zone 3. A Flood Risk Assessment has been provided showing that flood resilience measures will be incorporated into the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality and is acceptable in flood risk terms and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00181

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:

LA 21 06 08 Tree protection plan/ Method Statement
LA21 06 02A Location plan
LA21 06 04A Site plan/ ground floor plan as proposed
LA21 06 06A Floor plans as proposed
LA21 06 07B Site plan as proposed
LA21 06 11C Existing and proposed south elevation
LA21 06 12B Existing and proposed rear elevation
LA21 06 13A Existing and proposed north elevation
FRA uploaded on the 24.08.2022

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 The proposed development shall be constructed and completed in full adherence to the Tree protection plan/ Method Statement (reference LA 21 06 08) . Any variations to the details of the document and plans shall only be undertaken after the proposed variations have been agreed in writing by the Local Planning Authority.

Reason: In the interests of the future health and vitality of retained trees, and to comply with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development hereby permitted shall be carried out in accordance with the flood resilience measures as set out in the Flood Risk Assessment uploaded on the 24.08.2022

Reason: - To ensure provision of a satisfactory development and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework