
Site Address:	45 Victoria Road, Emsworth, PO10 7NJ		
Proposal:	Single storey rear extension.		
Application No:	APP/22/00225	Expiry Date:	28/04/2022
Applicant:	Mr & Ms Fogden & Edney		
Agent:	Mr Bessant	Case Officer:	Denise Sheath
	JB Architecture Design Ltd		
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

45 Victoria Road, Emsworth, is a detached bungalow constructed with a cream/grey painted render to all elevations with a hung tiled roof. The front of the property has a block paved frontage with brick wall boundary to the front and front side elevations, the boundary treatment to the rear of the property consists of 1.8m close boarded wooden fencing to the eastern, northern and partially to the western elevation directly adjacent the main dwellinghouse which continues into a high hedge along the rest of the western boundary. The property has a detached garage to the rear eastern boundary with access onto Washington Road.

Many of the properties along Victoria Road have rear additions in different styles of design and proportions.

2 Planning History

APP/22/00039 - Application for Lawful Development Certificate relating to single storey rear extension.WD,07/03/2022

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)

DM10 (Pollution)

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

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer assets within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

It appears that the developer is intending to build-over/close-to 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/close-to 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: developerservices.southernwater.co.uk.

Please note:

- The 150 mm public surface water sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf.

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 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

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

Portsmouth Water Company

The Portsmouth Water Catchment Management Team have reviewed this application and do not have any adverse comments to make from a groundwater quality protection perspective.

Southern Gas Network

No Comments Received - A Southern Gas Advisory Note informative has added to the decision notice.

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) Southern Water

- (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 Following demolition of the existing conservatory, a single storey flat roof extension is proposed to be positioned to the north west section of the rear elevation of the property, the extension would be attached to the existing projecting rear element. The extension would have a depth of 5.5m and would be flush with the existing projecting rear element, the flat roof would have a maximum height of 3m with a roof lantern installed within the centre of the flat roof element. The extension would include the installation of 2No. high level windows into the western elevation. The external materials to be used would match the render materials on the existing property and due to its location to the rear would not be readily visible from the streetscene. It is therefore considered that the proposal would not have a harmful impact on the character and visual amenity of the streetscene.
- 7.4 A window and door is proposed within the western elevation of the main dwellinghouse, these works could be carried out under permitted development and would not create a significant harm to the character of the building.
- 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 Due to the location of the extension to the western rear section of the property the proposal would not be visible nor have a harmful impact upon the neighbouring property to the east (No.43). It is therefore considered that any impact upon this neighbouring property would be minimal and acceptable.
- 7.7 Glenwood School is located to the rear of the property with Washington Road separating them. Due to the distance of approximately 28m from the proposed extension to the school and the highway between it is considered that any impact would be considered minimal and acceptable.
- 7.8 The proposed extension would have a 2m distance to the shared western boundary with the neighbouring property to the west (No.47), the proposal would be partially screened by the boundary treatment consisting of 1.8m close boarded wooden fencing to this section of the boundary, there are to be 2No. high level windows placed within the west facing elevation of the extension. Due to their height 1.8m from the ground level, these windows would not be considered to create a harmful degree of overlooking and would face on to a blank side wall of the projecting rear element of this property. It is therefore considered that the proposed extension would have a limited and acceptable impact upon this neighbouring property.
- 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.

(iv) Southern Water

- 7.10 A pre-commencement Condition has been agreed by the Agent and placed on the decision notice as per Southern Waters Consultation Response.

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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00225 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 03 March 2022
Location Plan; Existing Floor Plan and Elevations - Drawing No. 01 - Received 03 March 2022
Block Plan, Proposed Floor Plan and Elevations - Drawing No. 02A - Received 03 March 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.
- 4 No development shall take place until a scheme showing measures to protect the public sewers has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure that the public sewage network is protected during the development in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.