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|-------------------|-------------------------------------|---------------|------------|
| Site Address:     | 2 St James Road, Emsworth, PO10 7DN |               |            |
| Proposal:         | Single storey rear extension.       |               |            |
| Application Type: | Full Planning Permission            |               |            |
| Application No:   | APP/22/00481                        | Expiry Date:  | 24/06/2022 |
| Applicant:        | Mr Simpson                          |               |            |
| Agent:            | Mr J Bonner                         | Case Officer: | Lewis Ford |
|                   | PLC Architects                      |               |            |
| Ward:             | Emsworth                            |               |            |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site is 2 St James Road, Emsworth, PO10 7DN. The site is identified in Character Area 4 of the Emsworth Neighbourhood Plan which includes terraced and semi-detached properties from the late-nineteenth to mid-twentieth centuries. In this instance, the site includes a 2-bedroom detached bungalow and comprises light pink rendered/painted walls, UPVC windows and doors, and a gable roof which has traditional roof and hanging tiles on its roof slope and gable wall respectively. Finally, the site is accessed via a dropped kerb off St James Road close to the junction with B2148 North Street.

## **2 Planning History**

APP/22/00243 - Prior approval application for a single storey development  
(Withdrawn in April 2022)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)                                                  |
| CS17 | (Concentration and Distribution of Development within the Urban Areas) |
| DM13 | (Car and Cycle Parking on Residential Development)                     |

### 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**

No comment

### **Councillor L Bowerman**

No comment

### **Councillor R Kennett**

No comment

### **Portsmouth Water Company**

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 “Avoiding Danger from Underground Services” must be used to verify and establish the actual position of the main, pipes, services, and other apparatus on site before any mechanical plant is used. This documentation is available at:

<https://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will to any work undertaken in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note, Portsmouth Water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

**Officer comment:** *The identified water mains are to the front of the property, whilst the proposed development is to the rear of the property. Advice regarding safe digging practice has been passed to the Applicant.*

## **Southern Electric**

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the "Guide to Interpreting" which includes the legends for the plans on p7-9.

If a Service Cable is shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (Option 3) or via email at [ge@ssen.co.uk](mailto:ge@ssen.co.uk).

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email at [connections@sse.com](mailto:connections@sse.com).

**Officer comment:** *An informative has been included.*

## **Southern Gas Network**

13 June 2022

SGN ref: 25921234

There are high pressure pipelines in the vicinity of your proposed works are. SGN formally object to this planning application until such time as a detail consultation has taken place.

For your safety, it is essential that no work or crossing of this high pressure pipeline is carried out until a detailed consultation has taken place.

This response is for initial / scoping out work only. This response does not give permission to undertake any work. When consultation has taken place, your planning has been approved and works on site are due to start, another request for information and updated map must be made via our online system as a “planned works” enquiry.

Please find an extract from our mains records for your search area, any SGN assets are described in the map legend. On some occasions maps may be sent that do not contained any gas pipes, this is due to the location of the proposed work area and although there are no pipelines in the immediate vicinity, consultation is still required to ensure that your development has no other impact on our pipelines. SGN Personnel must confirm the actual location of all pipelines prior to commencement of any work. Please note, there may also be additional gas pipes (low pressure, medium pressure, etc.) shown on the mains record.

This mains record only show the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area, we will note them on the plans as a shaded area and/or a series of Xs.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to the occupant or the organisation carrying out work on their behalf.

To contact the Pipelines department directly to discuss a consultation for your proposed works, please email [maintenance.land.owner.enquiries@sgn.co.uk](mailto:maintenance.land.owner.enquiries@sgn.co.uk) in our southern area or [plantprotectionandpipelinesnorth@sgn.co.uk](mailto:plantprotectionandpipelinesnorth@sgn.co.uk) in Scotland, quoting the LSBUD reference number.

02 August 2022

SGN ref: TPES/48579

LSBUD ref: 25921234

Although SGN has a high pressure gas pipeline in the vicinity, the safety and integrity of our assets will not be affected by the proposal. However, should the proposal change then please contact us immediately and we will re-assess.

The pipeline is of prime importance to the gas supplies of this area. It is essential that you comply with the restrictions detailed below and, in the document, SGN/WI/SW2 in order to protect our plant and equipment and for the safety of operatives. A SGN representative must be contacted before any works commence.

- (1) No mechanical excavation is allowed within 3 metres either side of the pipeline.
- (2) No plant or storage of equipment shall be made within any easement strip.
- (3) If any metallic pipes or cables are being laid in proximity to gas pipelines, then interference testing will be required, and the cost of which to be borne by the promoter of the works; a minimum clearance of 600mm is required.
- (4) All precautions stated in publication SGN/WI/SW/2 (Safe Working in the Vicinity of High Pressure Gas Pipelines) shall be fully complied with in all respects. Acceptance of SGN/WI/SW/2 shall be acknowledged by the responsible site person signing and returning the form Appendix A (back page) to the SGN representative contact in (7).
- (5) No thrust boring shall take place within 3 metres of the pipeline.
- (6) All planting within the easement strip should comply with "Notes for Guidance on Tree Proximity".
- (7) Before commencing work on site, you must contact our Pipeline Maintenance Section on the number above at least seven days before work commences. A Southern Gas Networks representative will then contact you to arrange to visit site. Details of working near to high-pressure gas pipelines can then be discussed.
- (8) Pipeline sections that are planned and agreed by SGN to be permanently covered (i.e., by road surface) will require a coating survey. SGN will repair any indicated coating defects free of charge. The survey costs will be borne by the promoter of the works. Prior to any surface cover cathodic protection coupons and reference cells will require installation at no cost to SGN.
- (9) This pipeline is cathodically protected and, as such, has test cables located in test posts, were these to be lost through this would we would look to you for remedial action at no cost to SGN.
- (10) Intrusive construction methods will require an agreed method statement prior to work starting.

(11) Any extended period of SGN site supervision may incur charge to you. These will be charged based on visiting times, materials, and occurrences. You will be informed when these come into effect and be invoiced direct.

(12) Any piling or boreholes within 15 metres of the pipeline may require vibration monitoring. No piling or bore holing must take place within 3 metres of the pipeline.

Please ensure these conditions, together with any relevant drawings are forwarded for use by the construction personnel of the works.

Please let us know if SGN can supply technical or other information that may be of assistance in the determination of the application.

**Officer comment:** *The above has been included as an Informative.*

## **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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

## **7 Planning Considerations**

- 7.1 The proposed development was previously submitted as a prior approval application under reference APP/22/00243 on 29 March 2022. It was communicated to the Agent that the proposed development would not meet all the criteria set out under **Schedule 2, Part 1, Class A** of the Town and Country Planning (General Permitted Development) (England) Order 2015 – hereon referred to as the GPDO. More specifically, the proposed development would not meet Criterion (d) under Class A as the height of the proposed eaves would exceed the height of the eaves of the existing dwellinghouse. The prior approval application was withdrawn on 29 April 2022 and a subsequent householder planning application – the subject of this report – was submitted in May 2022. In 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) Parking
- (v) 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 proposed development would comprise the demolition of the existing conservatory (approx 1.8m by 5.4m) and the construction of a flat-roofed, single storey rear extension which would comprise a depth, width, and height of approximately 4m, 7.4m and 2.7m respectively. The proposed extension would accommodate a larger kitchen, dining and living area which would allow for the internal reconfiguration of the existing bungalow to provide a utility room and a third bedroom.
- 7.4 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. The Design Guide SPD also explains that extensions should look to the existing dwellinghouse (and its neighbours) as the main reference points for appearance, materials, and detailing. The proposed extension would comprise rendered walls to match the existing bungalow, along with UPVC bifold doors and a timber fascia. In terms of the proposed flat roof, 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 can be exceptions to this recommendation providing that the proposed flat roof does not have an adverse effect on neighbouring properties and the streetscene. In recognition that a similar proposed development could be delivered under permitted development rights (PDR), and that there are flat roofed examples in the locality, the proposed flat roof is considered to be acceptable and would result in a limited visual impact.
- 7.5 Moreover, the appearance, design and mass of the proposed development is deemed to be acceptable in the context of the application site and its locality. It is considered that the proposed development would not result in a significant adverse impact on the visual amenity of the area. As such, the proposed development would not be contrary to 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

7.6 The Havant Borough Design Guide SPD states that single-storey rear extensions:

- Should be no closer than 1 metre from neighbouring properties; and
- Should be at least 8 metres from the rear boundary; and
- Should be at least 20 metres from the neighbouring property to the rear; and
- Must not have an adverse impact on the amenity of neighbouring properties.

7.7 The proposed rear extension would be approximately 2m from the eastern side boundary, 0.6m from the western side boundary and 10m from the northern rear boundary and No.52 North Street (the neighbouring rear property). In this instance, although the proposed development would not meet all the recommended separation distances above, it would not warrant refusal as: it would be approximately 2.8m from No.4 St James Road (the neighbouring western property); and the northern side elevation of the existing single-storey rear extension at No.52 North Street (the neighbouring rear property) does not include any fenestration and only partly extends along the site's southern rear boundary.

7.8 In terms of impact on amenity, it is not considered that the proposed development would result in an adverse impact in terms of overlooking, loss of privacy, overshadowing or loss light to neighbouring properties as:

- The southern rear and western side boundaries include 1.8m high fencing;
- The eastern side boundary includes a 2.1m tall hedge;
- The proposal would be single storey;
- The proposal would only include bifold doors on its rear elevation; and
- The row of detached bungalows (Nos 2 to 8 St James Road) is staggered, so Nos 4 to 8 are currently set back further than the No.2 (the site).

7.9 Consequently, it is considered that the proposed development would have a limited and an acceptable impact on the properties immediately adjacent to the application site. As such, the proposed development would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection have been received with respect to the proposed development.

(iv) Parking

7.10 The proposed development would result in the net increase of 1no. bedroom to create a 3no. bedroom bungalow. The Havant Borough Parking SPD - which supplements Policy DM13 in the Havant Borough Local Plan (Core Strategy) 2011 - states that the minimum vehicular parking requirements for both a 2no. bedroom and 3no. bedroom dwelling is 2no. vehicular parking spaces.

7.11 The existing dwelling comprises 1no. vehicular parking space which does not meet the SPD's recommended dimensions. More specifically, the existing driveway has a width of approximately 2.1m compared to the 2.4m width recommended by the SPD. However, in this instance, it is considered that the addition of 1no. bedroom with no additional parking would not warrant refusal as the proposed single storey rear extension (and subsequent internal reconfiguration) could be delivered under permitted development (PD) allowances – see Schedule 2, Part 1, Class A of the GPDO - if the proposed eaves were re-designed to be lower than the eaves of the existing dwelling.

(v) Impact on Utilities

- 7.12 The site is in the High Pressure (HP) Pipe 300m Buffer Zone. Southern Gas originally objected to the proposed development. However, after clarification was sought as to how the objection could be overcome, Southern Gas has confirmed that the safety and integrity of their assets would not be affected by the proposed development. Notwithstanding the above, Southern Gas has set out a series of restrictions and conditions which must be complied with during construction. These restrictions and conditions have been included as an Informative and have been sent to the Agent for dissemination to the contractor.

**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 the appropriate planning conditions.

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**9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00481 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:** 22.3304.100 REV P1 – Existing & Proposed Floor Layout

**Drg No:** 22.3304.101 REV P1 – Existing Elevations

**Drg No:** 22.3304.102 REV P2 – Proposed Elevations

**Drg No:** 22.3304.104 REV P2 - Location Plan & Block Plan

**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.