

Recommendation: **GRANT PERMISSION**

Submission Version Havant Local Plan
E1* (High quality design)

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

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 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:

- 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

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

Comment	Officer Comment
No comments received	

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

(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.

7.3 This proposal initially included a flat roof dormer to the rear elevation - case officer concerns were raised due to the dominant appearance of the rear dormer in a prominent siting at low level in the streetscene. The applicant has since removed the dormer from the plans and has altered other aspects of the proposal to now have the hip to gable roof extension to the north side and extend this at ground floor level . Proposed materials would match existing. A planning application for various alterations was also made recently on this site under reference APP/19/01222.

(ii) Appropriateness of design and impact on the character of the area

7.4 This proposal comprises a hip to gable roof extension to the north side roof with a remodel of the roof and partial raising of the ridge line . To the front (east) elevation would be a cabrio window serving the bedroom and a rooflight window serving the landing . Rooflights would added at single storey level above the snug and to the side roof slope. The property would also be extended at ground floor level and the garage converted to form a store and ensuite bathroom, the store would be served by a set of doors to the rear elevation. French doors would also be added to the front elevation to serve the living room alongside other alterations to fenestration. The applicant has confirmed that materials will match existing.

- 7.5 This property is sited on a corner plot between Warblington Road and Kings Road and therefore remains visible from the street. The proposed remodelling of the property is judged to be acceptable in appearance and in keeping with the host dwelling and character of the surrounding area. This proposal is also deemed to comply with policies D1, D2 and D3 of the Emsworth Neighbourhood Plan.
- 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). 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 Situated to the rear (West) of the application site is no 62 Warblington Road - this is not deemed to be significantly affected by the proposal as there is only one rooflight proposed to the rear roof slope which is sited high up on the roof slope. No 62 has no windows on its Eastern elevation and a conservatory at ground floor level, there is a garage located on the Eastern boundary of the property offering screening to the conservatory and an annexe building appears to be in the beginnings of construction close to the side boundary, therefore it is deemed that this proposal would not result in any adverse impact upon the amenity of this property.
- 7.8 To the South of no 52 is no 54 Kings Road which is a bungalow, with roof space. There is a reasonable gap retained between the two properties which would help to mitigate any impacts of development. There would be a rooflight window at first floor level proposed to the Southern elevation, however there are many examples of two storey properties and second storey windows in this immediate residential area and this would not result in any significant direct overlooking.
- 7.9 To the East of the proposal site is no 60 Kings Road. The cabrio window would have an outlook East. There is a road between the properties and a distance of approximately 25 metres separating the site from no 60 as well as screening from trees and hedging. It is deemed that there is considerable distance between the cabrio window and the garden of no 60 so as to result in no adverse overlooking.
- 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.

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/21/00789 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:

21054 02 Proposed plans uploaded on the 21.09.2021

21054-01 Location and block plans uploaded on the 05.08.2021

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 The planning permission hereby granted shall be a mutually exclusive alternative to planning permission APP/19/01222 and shall not be constructed in combination with that consent.

Reason: In the interests of the amenities of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.