
Site Address: 5 Stanley Road, Emsworth, PO10 7BD
Proposal: Demolition of existing garage, construct single storey side return, first floor rear extension, dormer roof extension, and re-build the garage
Application No: APP/21/01394 Expiry Date: 07/03/2022
Applicant: Mrs Day
Agent: Mr Cabecas Case Officer: Graham Speller
Sixty Two Limited
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the eastern side of Stanley Road within the Emsworth Conservation Area and is occupied by a two storey terraced house with accommodation within the roof space.
- 1.2 The application site also includes a detached garage at the end of the garden which is accessed from King Street.
- 1.3 The immediate surrounding area is residential in character with properties of varying styles and design.
- 1.4 The site is lies within the Chichester Harbour Area of Outstanding Natural Beauty.

2 Planning History

98/63448/000 - Rear first floor extensions, PERM,06/08/1998

3 Proposal

- 3.1 Demolition of existing garage, construct single storey side return, first floor rear extension, dormer roof extension, and re-build the garage

4 Policy Considerations

National Planning Policy Framework 2021
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
DM25	(Managing Flood Risk in Emsworth)
AL1	(Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

E5	(Chichester Harbour Area of Outstanding Natural Beauty)
E1*	(High quality design)
E13	(Historic environment and heritage asset)
E19	(Managing flood risk in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1	(Design & Heritage)
ENP_D1	(General Design Policy)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

The current proposal lies inside the AONB. The proposal is located within a built-up urban location within the AONB protected national landscape. The proposed works comprise works / alterations that require detailed approval of the LPA. The planning history for the site indicates no earlier considerations that would have any obvious bearing on the current proposal in relation to the AONB. The works lie wholly within the site.

The proposal is for the construction of a rear-side return extension to the passageway between the property and the side boundary. This would allow a full width kitchen-diner to be provided with rooflights on the side mono-pitch roof. In addition, a first-floor extension over the rear ground floor bathroom (this facility to be removed) to form a replacement bedroom with roof-lights is sought to the new ridged roof. The attic room would be provided with a rear roof-slope box dormer. At the rear of the site, the garage would be replaced by a new structure, with a fully glazed inner looking end elevation.

The submission includes a one-page Design & Access Statement and a one-page Heritage Statement (HS). There is no reference to para 172 of the NPPF as the site is within the AONB. The submission does not include an AONB Visual Impact Statement and makes no recognition of the site's location within the AONB protected national landscape. There is no detailed AONB policy approach as would be expected in such a location. This is a fundamental omission by the agents given the status of the AONB within the statutory planning assessment regime.

ASSESSMENT CONSULTATION CONCLUSION

AONB PP03 / Joint SPD considerations have been part of this AONB planning assessment. Given the backdrop and setting of the built-up area, the works to the street scene would be noticeable only in terms of the replacement garage and these would not be unduly imposing to the public realm. The main works to the dwelling are proportionate and subservient to the host building.

The scale of the proposed works would have a visual impact within the site and within the local area. In this setting the proposal is considered to have little significant visual impact on the AONB protected national landscape or be demonstrably harmful to the natural beauty of the AONB environment and surrounding supporting hinterland / buffer area.

The Chichester Harbour Conservancy raises **no objection** to the current submission. Appropriate planning conditions to control the materials of construction and the finished appearance, and measures to limit light pollution within the Dark Skies protocol should be considered by the LPA.

Conservation Officer

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Assessment:

The proposed works to the rear elevation are considered to be subservient and in character with the main house and the building line of the rear of the terrace row, which is visible from part of King Street. The first-floor extension would match in height and scale to the one already in situ at No. 7 Stanley Road and the dormer window would match with one in situ at No. 3. The single storey extensions would visually improve the existing arrangement, including new critical windows. It is noted that matching materials (brick and roof tile) are proposed which is supported.

Overall, the proposals would meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Conclusion

No objection.

Councillor Julie Thain-Smith

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

No comments received.

Developer Services, Southern Water

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

- The 375 mm diameter gravity 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 maintenance access.
- No new development or new tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No new soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.
- 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.

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

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: At least one site notice exists

Statutory advertisement: 21/01/2022

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 conservation area/AONB
- (iii) Effect on neighbouring properties
- (iv) 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 conservation area/AONB

- 7.3 As noted above, the conservation officer raises no objections to the proposals and comments that they will be a visual improvement. The garage would be a replacement of an existing garage and considered acceptable.
- 7.4 It is considered that there would be no adverse impact on the conservation area/AONB as a result of the development.
- 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 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) Flood Risk

- 7.7 Part of the rear garden is within flood zones 2 & 3. There is already a detached garage, and it is considered that there would be no increased flood risk as a result of the development.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the conservation area/AONB 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/21/01394 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:

2192-01 - LOCATION PLAN

2192-08 - BLOCK PLAN

2192-05 REV C - PROPOSED FLOOR PLANS

2192-07 REV C - PROPOSED ELEVATIONS

2192-06 - PROPOSED ROOF PLAN AND SECTIONS

2192-21 REV A - PROPOSED PLANS AND ELEVATIONS FOR GARAGE

Reason: To ensure provision of a satisfactory development.

- 3

The development shall not be erected other than in the following materials or such other materials as have been approved in writing by the borough council:

Garage

Walls – render

Roof - GRP

Extensions

Walls: facing brick to match existing

Roof: tiles to match existing

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 or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

Reason: To safeguard against undue damage to the public sewer in the vicinity of the site.

- 5 No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.

Reason: To safeguard against undue damage to the public sewer in the vicinity of the site.