

Recommendation: **GRANT PERMISSION**

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E21	(Aquifer Source Protection Zones)
DR1	(Delivery of Sustainable Development)
E1*	(High quality design)
E3	(Landscape and settlement boundaries)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No comment

Councillor Elizabeth (formerly Dianne) Lloyd

No comment

Councillor S Milne

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.

In situations where surface water is being considered for discharge to our network, we require the following hierarchy – reuse, infiltration, watercourse, storm sewer, and combined sewer - 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.

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.

Portsmouth Water Company

We have no subsequent adverse comments to make on this development from a groundwater protection perspective. This is due to its small nature and location within SPZ1c in the groundwater catchment.

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

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 & Impact on the Character of the Area
- (iii) Impact on Neighbouring Properties
- (iv) Impact on Parking
- (v) Impact on the Source Protection Zone (SPZ)
- (vi) Impact on the Sewer Line

(i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17, AL2 and E3. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of Design & Impact on the Character of the Area

7.3 In terms of massing, the proposed development would involve the construction of a single-storey side extension which would front onto Philip Road. The proposed extension would have a width of approximately 2.9m, a depth of approximately 7.75m, and a flat felt roof with a height of approximately 2.4m. The proposed depth and height would extend further by an additional 0.65m and 0.5m respectively, when considering the proposed front canopy and rooflight respectively. Moreover, the proposed southern side elevation which fronts onto Philip Road (adopted public highway) would not include any windows nor doors.

7.4 The existing extension – which is proposed for demolition – is approximately 2.9m in width and approximately 4.1m in depth, and contains a utility, shower, and WC. These dimensions and uses are the same in the proposed development, except for the addition of a new western rear window (0.7m x 0.9m). The proposed development, therefore, would replace the existing extension and infill the space between the existing extension and the principal front elevation onto Stakes Hill Road – after the existing shed is demolished – with a garage.

7.5 Furthermore, the mass of the proposed development is considered to have a limited impact on the street scene and would be subservient to the host dwellinghouse as it is of an appropriate size in relation to the plot. This accords with Criterion 1c of Policy CS16, and Paragraphs 5.37 and 5.39 of the Havant Borough Design Guide SPD.

7.6 In terms of materials, the host dwellinghouse comprises red brick walls, pantile roof tiles and UPVc windows. In comparison, the proposed development would comprise a flat felt roof and UPVc windows, along with grey fibre cement cladding on the first floor of the host dwellinghouse and white render on the ground-floor of both the host

dwellinghouse and the proposed development. The proposed roof and window materials are considered acceptable. However, the proposed wall materials are not considered acceptable as they would not be in keeping with the surrounding area and street scene, especially when the proposed white rendering of the existing boundary wall (which fronts Philip Road) would further extenuate the material choice on this prominent corner plot. This concern was raised with the agent.

- 7.7 Criterion 1c) of Policy CS16 and Paragraph 5.36 of the Havant Borough Design Guide SPD state that household developments should look to the host dwellinghouse and its locality as the main reference points for appearance, materials, and detailing. The host dwellinghouse, like its locality, is predominantly traditional brick. However, the host dwellinghouse does contain a small element of grey render around its existing front door, and there are examples of white and brown cladding on the front elevations of some properties along Gloucester Road and further down Stakes Hill Road respectively (albeit these examples are broken up by traditional bricks and tiles so that the cladding does not appear as the dominant material). The Council's preference is for traditional bricks and tiles which would complement the street scene. However, in acknowledging that examples of cladding and render are present in the existing street scene, it is considered that darker tones / a darker palette of cladding and render would be more appropriate than those currently being proposed.
- 7.8 Taken together, the massing of the proposed development is considered appropriate in the context of the application site and meets the requirements of Policy CS16 of the HBLP (Core Strategy). However, the proposed colour palette of the proposed cladding and render are not considered appropriate and, therefore, have the potential to negatively impact the visual amenity of the local area. In being pragmatic and considering the presumption in favour of sustainable development in the National Planning Policy Framework (NPPF) – and as set out in Policies AL1 and DR1 – a planning condition has been proposed to ensure that the materials (i.e., type, colour, and texture etc.) are agreed prior to any above ground construction works taking place – see Planning Condition No.3. The agent for this application has agreed to the imposition of this planning condition, after the Council's initial concerns were raised.

(iii) Impact on Neighbouring Properties

- 7.8 The proposed development would replace the existing side extension and shed, the former of which straddles the southern side boundary of the application site. Although the Havant Borough Design Guide SPD recommends at least 1m between a side extension and the plot boundary, there are no adjacent properties but instead a 4.8m wide grass verge which forms part of the adopted public highway.
- 7.9 The proposed development would comprise a flat felt roof with a rooflight. Although the Havant Borough Design Guide SPD recommends against flat roofs and the delivery on rooflights on street fronting elevations, the SPD also states that there may be exceptions providing that there are no adverse effects on neighbours. In this instance, the proposed flat roof and rooflight is not considered to have an adverse effect on neighbours and, therefore, it is deemed acceptable.
- 7.10 Consequently, it is considered that the proposal would not appear overbearing and would not lead to overlooking. As such, it would have a limited and an acceptable impact on nearby properties and, therefore, meet the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that no letters of objection have been received with respect to the proposed extension.

(iv) Impact on Parking

- 7.11 The application site is a 3-bed end of terrace property situated on the junction of Philip Road and Stakes Hill Road in Waterlooville. The property faces onto Stakes Hill Road, but vehicular access is via Philip Road. The asphalt driveway dissects a grass verge off Philip Road and both form part of the adopted public highway. As the application site only has 1no. vehicular parking space within its curtilage, there is an overspill of parking onto the adopted public highway.
- 7.12 The Parking SPD was adopted in 2016 to supplement Policy DM13 and replace Appendix 5 of the Havant Borough Local Plan (Core Strategy). The SPD sets out a minimum requirement for 2no. vehicular spaces for a 3-bed property – see Table 4A. The construction of a garage as part of the proposed side extension would present an opportunity to provide a second vehicular space and reduce the current overspill in parking. However, the proposed side extension only provides a garage space of approximately 2.75m in width, and approximately 3.5m in depth (GIA). This does not meet the minimum requirement for a single garage as set out in the Parking SPD. This requirement is for 3m in width and 6m in depth (GIA). Notwithstanding the above, the proposed garage cannot fit an average UK car which has a length of approximately 4.5m.
- 7.13 The agent has confirmed that the proposed garage is to be used for domestic storage and not for the parking of vehicles. As such, the vehicle parking provision would remain unchanged, and the proposed side extension – for utility, shower, WC, and domestic storage uses - would not result in the intensification of the existing residential use. The above is considered acceptable.

(v) Impact on the Source Protection Zone (SPZ)

- 7.14 The application site is in Source Protection Zone (SPZ) 1c in the Portsmouth Water Groundwater Catchment. Portsmouth Water does not have any adverse comments from a groundwater quality protection perspective due to the small nature and location in the groundwater catchment. As such, the proposed development is not contrary to Policy E21.

(vi) Impact on the Sewer Line

- 7.15 A Southern Water Surface Water Sewer Line runs parallel with the application site under Philip Road. Although it is believed that the proposed development is 9.6m away from the sewer line, Southern Water has advised that it may be possible that a sewer (now deemed to be public) could be crossing the application site. Southern Water has advised that, in the instance that any sewer is found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works can commence on site. In acknowledging Southern Water's comments, an appropriate planning condition has been proposed - see Planning Condition No.4.

8 Conclusion

- 8.1 The scale, massing and siting of the proposed development would have a limited and an acceptable impact on the street scene and character of the area. In terms of materials however, a planning condition is proposed to ensure that the proposed material choice and colour would be acceptable and not negatively impact the visual

amenity of the local area. In conjunction with the proposed planning conditions, the proposed development is considered to be appropriate and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01381 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. 10.11.21 – Existing Elevations

Drg No. 10.11.21 – Existing Floor and Roof Plans

Drg No. 10.11.21 – Existing Elevations

Drg No. 10.11.21 – Existing Ortho Views

Drg No. 10.11.21 – Location and Block Plans

Drg No. 10.11.21 – Proposed Elevations

Drg No. 10.11.21 – Existing Floor and Roof Plans

Drg No. 10.11.21 – Proposed Front Ortho View

Drg No. 10.11.21 – Proposed Front Ortho View 2

Drg No. 10.11.21 – Proposed Rear Ortho View

Drg No. 10.11.21 – Proposed Rear Ortho View 2

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 In the event that public sewers are found at any time when carrying out the approved development which were not previously identified, development shall STOP until details of the measures which will be undertaken to protect the public sewer have been submitted to, and approved in writing by, the Local Planning Authority. Following approval, such measures shall be implemented

on site in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the adequate protection of infrastructure having due regard to Havant Borough Local Plan (Core Strategy) Policies CS19 and DM10 and the National Planning Policy Framework.