

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comment

Councillor M Wilson - Hayling East

No comment

Councillor R Raines - Hayling East

No comment

County Archaeologist

Thank you for your consultation. In view of the limited scale of the works I would not raise any archaeological issues,

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul 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

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

The impact of any works within the highway/access road on public apparatus shall be assessed and

approved, in consultation with Southern Water, under a NRSWA enquiry in order to protect public apparatus. Please send these enquiries to:

Developer.Services@southernwater.co.uk.

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
As a nearby neighbour, I support the proposed alterations to the property as submitted in the planning application. I believe the renewed house will make a very positive contribution to both the local street scene and the sea front itself. The shape and form of the proposal is architecturally interesting, appropriate in scale and form, and the materials will improve the current house substantially. Improvements to the insulation and quality of construction will contribute to energy performance, and create a lasting solution for the property.	Comment noted.

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) Flood risk
- (v) Parking
- (vi) CIL

(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 This proposal comprises the re-design of the existing dwelling incorporating an additional storey with a curved roof with solar pv panels . The second storey would result in an increase in the total height by approximately 1 metre to total 8 metres from the existing ridge height of 7 metres. The second storey would be set back slightly from the ground and first floor levels , with a parapet wall to the front elevation and around the sides and a balcony to the rear. The additional storey would create a bathroom served by sliding windows to the front (north elevation) and a bedroom. Towards the rear would be a living area/office with bi-fold doors leading out on to the rear balcony which would have glass balustrading to the rear and 1.8 metre walls to the side . In the roof would be a raised lantern rooflight centrally sited. To the west elevation would two small windows and to the east elevation would be one small window .

7.4 The proposal would allow for a reconfiguration of the internal spaces in the dwelling at all levels. At ground floor level the existing extension with a glass roof would be replaced with a flat roof extension and would be increased in depth by approximately 1 metre and the internal garage accessed from the front elevation would be altered to create a utility room. New high level windows would be added to the west elevation to serve the utility room and kitchen and to the east elevation would be another new window serving the kitchen with a canopy added to what was previously a porch. At the first floor the layout would remain similar to existing with a new balcony on top of the ground floor extension flat roof - this would have 1.7 metre obscured screening to the sides and glazed balustrading to the rear with access via bi-fold doors leading out from bedroom 2. There would also be external access via a spiral staircase leading from the garden which would be made from galvanised steel. The window fittings would all be changed, with the garage door altered to become a front door to the north elevation with a canopy roof. The elevations would be rendered.

- 7.5 An outbuilding/cabin is also proposed to the front of the property to create an office space and store room. This would have dimensions of approximately 6.5 metres length by 3.1 metres depth and a total height of 2.2 metres with a mono-pitched roof. This would have two sets of doors and a window to the west elevation and a window to the south elevation. The log cabin would be visible from the highway however it not considered to be a harmful addition as many other properties have projecting garages and this wouldn't be particularly prominent from the road.
- 7.6 The front access is also proposed to be widened however no additional boundary treatments are proposed as part of this application.
- 7.7 The proposals would result in a significant change to the appearance of the property from existing. The additional storey would result in an increase in height however this would not be by a degree that would result in a harmful disruption to the roofscape within the streetscene. It is noted the application property is currently similar in appearance to no 176 which is the adjacent property and therefore the change in design would appear fairly different in contrast to these more traditional styles. Whilst this is noted, Southwood Road does comprise of a reasonable degree of variation in terms of building heights and styles. Overall the proposal is not considered to result in harm to the character of the area.
- 7.8 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

- 7.9 To the east of the application site is no 176 Southwood Road which is a two storey dwelling with a pitched roof and is set further north than no 174. The proposal, whilst resulting in an increased height is not considered to result in significant additional overshadowing as the existing two storey side elevation wall already projects further forward beyond the rear of no 174. Privacy screens are proposed to the balconies which would be obscured and would have a height of 1.7 metres which would remove any harmful overlooking to the rear. The single storey extension would not infringe upon the 45 degree line taken from the mid point of the nearest window and the log cabin to the front would not result in overshadowing to internal amenity spaces.
- 7.10 To the west of the site is no 172 A. This property is a semi-detached chalet bungalow with a balcony to the rear elevation. The additional storey is not considered to result in harmful overshadowing to this property. The privacy screens to the side of the first floor balcony and 1.8 metre walls to the second floor balcony is deemed to prevent overlooking and the rear extension would not result in overshadowing to the rear of no 172A.
- 7.11 To the north of the application site are nos 179 and 181 Southwood Road. There is a large separation distance between these properties of approximately 40 metres which would mitigate against any concerns of increased overlooking as this meets the minimum separation distances as set out in the Havant Borough Design Guide.

7.12 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) Flood risk

7.13 This site is within Flood Zone 2. A flood risk assessment has been provided stating mitigation measures would be incorporated into the design- it is noted there would be some increase in floorspace at ground floor level comprising the log cabin and rear extension.

(v) Parking

7.14 This proposal would result in 1 additional bedroom on site resulting in a total of 4 bedrooms. As stipulated in the Havant Parking SPD this would require 3 parking spaces and it is noted the existing internal garage would be removed. The three spaces required have been shown on a site plan and are deemed to be acceptable .

(vi) CIL

7.15 The additional floorspace would not exceed 100m2 and therefore this is not CIL liable.

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/21/01435 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:

Flood Risk Assessment uploaded on the 10.02.2022
CND8 SK04 Site section and office/store details
CND8 SK02 Proposed elevations and floor plans
CND8 SK03B Location block and site plans
0530-1 Design and Access Statement

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 1.7m high side panels as shown on Drawing Number CND8 SK02 'Proposed elevations and floor plans' to the east and west sides of the first floor roof terrace hereby approved shall be obscure glazed to a degree of obscuration no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), and shall be provided prior to the roof terrace first being brought into use. The side panels shall be retained and maintained thereafter in accordance with the approved details.

Reason: In the interests of the residential amenities of the adjoining residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.