

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

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

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling East

No Comment.

Councillor R Raines - Hayling East

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. 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

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: 8

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 and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) Flood Risk
- (vi) Drainage
- (vii) Ecology

(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 and AONB

- 7.3 The proposed development would involve an amendment to APP/21/00466 to allow an additional area of terrace at the front of the house on the first floor. The previously approved works involve the conversion of the integral garages into a sunroom, the addition of a front sun terrace, and other material and fenestration alterations, which are incorporated in this application. The proposed sun terrace would have a raised platform with glass balustrade having a width of approximately 5.4 metres, a depth of approximately 2.5 metres with a height of approximately 1.8 metres (to balustrade). The existing porch would be altered to a pitched roof with a maximum height of approximately 4.1 metres.
- 7.4 The proposed development would have horizontal timber cladding with painted new England grey and white render with tiles to match the existing property. This is considered to be of acceptable design within its locality.
- 7.5 The proposed works would be visible from the street scene however due to its modest size and design it is not considered to have an unacceptable impact upon the character of the area. It is worth noting there is a staggered building line along Seafarers Walk thus it is not deemed to be detrimental to the area.
- 7.6 The site is located within Chichester Harbour AONB. The proposals are alterations to an existing building and would be viewed in the context of a line of residential development. Chichester Harbour Conservancy commented on the application and raised no objection with suggested considerations. Firstly they suggested a schedule of materials in line with the application plan. A condition regarding the materials to match the application form has been recommended. It was also suggested any new windows should be fitted with internal screen blinds to reduce light spillage. Due to the location of the property and the existing fenestration this suggestion is not considered necessary for this application. It would also be difficult to enforce such a condition and blinds could be left open at night.
- 7.7 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 or the Chichester Harbour AONB.

(iii) Effect on neighbouring properties

- 7.8 To the front of the property there would be the two sun terraces with a glass balustrade along with other fenestration alterations. This would mainly face out onto front gardens of the neighbouring properties and the woodland / scrub area to the south. This is not considered to cause harmful overlooking to surrounding neighbouring properties.
- 7.9 On the west side there would be new glass balustrade replacing the existing metal railings. This would be at approximately the same height and is not considered to cause any significant impact upon neighbouring properties.

- 7.10 On the east side the existing doors would be removed. There would be new glass balustrade replacing the existing metal railings. This would be a approximately the same height and is not considered to cause any impact upon neighbouring properties. Within the proposed roof terrace there would be obscured glass above the balustrade at 1.7 metres in height therefore not considered to cause any form of harmful overlooking.
- 7.11 To the rear there would be new glass balustrade replacing the existing metal railings. This would be a approximately the same height and is not considered to cause any impact upon neighbouring properties.
- 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) Parking

- 7.13 Due to the conversion of the garage to living accommodation there would be a loss of 2 car parking spaces. There is sufficient car parking on site to satisfy the requirements of the Parking Standards SPD. It is also noted that a double garage has recently received planning consent.

(v) Flood Risk

- 7.14 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.
- 7.15 The built development is in Flood Zone 3. The proposed development is classed as minor development and unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy. The submitted FRA confirms that Floor levels within the proposed development will be set no lower than existing levels and, flood proofing of the proposed development has been incorporated where appropriate.

(vi) Drainage

- 7.14 Southern Water was consulted on the application and raised no objection. An informative has been added to the decision notice.

(vii) Ecology

- 7.16 The proposed development would be within 50 metres of notable and protected species subterranean clover, red fescue and within 50 metres of LNR Sandy Point. Due to the nature of the proposed works is it not considered to have a negative impact on the ecology of the area.

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/21/01241

- 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:

Location and Block Plan - PL01
Proposed Floor Plans - PL05 REV P4
Proposed Roof Plan - PI06
Proposed Elevations - PI07 REV P4
Flood Risk Assessment

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.