

Recommendation: **GRANT PERMISSION**

Emsworth Neighbourhood Plan Post Examination Version 2020

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

## **5 Statutory and Non Statutory Consultations**

### **Councillor David Jenner**

No Comment.

### **Councillor E Shimbart - Hart Plain**

No Comment.

### **Councillor P Bains - Hart Plain Ward**

No Comment.

### **Developer Services, Southern Water**

It appears that the developer is intending to build-over a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over a public sewer are available at Southern Water's Get Connected service: [developerservices.southernwater.co.uk](http://developerservices.southernwater.co.uk)

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

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.

To make an application visit Southern Water's Get Connected service: [developerservices.southernwater.co.uk](http://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](http://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](http://gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).  
 Website: [southernwater.co.uk](http://southernwater.co.uk) or by email at:  
[SouthernWaterPlanning@southernwater.co.uk](mailto: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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4

| Comment                                                                                                           | Officer Comment                                                             |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Invasion of privacy                                                                                               | Please see Section 7.                                                       |
| The house already sits higher than our own property as it's up the hill , this proposal would make it even higher |                                                                             |
| Front dormers causing overlooking                                                                                 |                                                                             |
| Overdevelopment                                                                                                   |                                                                             |
| Parking Concerns                                                                                                  |                                                                             |
| Loss of light                                                                                                     | This is not a material planning consideration and would be a Police matter. |
| Concerned about delivery/builders vehicles parking outside the property. Highway safety concerns.                 |                                                                             |
| Property going to be let out                                                                                      |                                                                             |
|                                                                                                                   | This is not a material planning consideration.                              |

## 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) Drainage
- (v) Parking

(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 The proposed development would involve a hip to gable roof extension with dormers. The proposed roof extension would have two small pitched roof dormers to the front and a flat roof rear dormer. It would provide space for two bedrooms and an en-suite. There would also be a single storey side extension. The proposed side extension would involve removing the existing garage and the erection of a garage attached to the main house.
- 7.4 The proposed side extension would have white render to match the existing property. The proposed roof extension would have fibre cement slate roof tiles and the proposed rear dormer would have light grey cedar cladding. These works are considered to be acceptable within the context of the residential area.
- 7.5 The proposed works would be visible from the street scene in terms of the front dormers and side extension. There are a number of front dormers within the street scene thus it is not considered to appear out of keeping with the character of the area. Furthermore, the proposed extensions would appear subservient to the host dwelling not extending above the existing ridge height of the property and being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be inkeeping with the character of the area.
- 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 To the front on the ground floor there would be a new garage door and a door into the property. At first floor there would be two windows within the dormers facing out on the public highway and front gardens of the properties opposite. Therefore, the proposed alterations to the front are not considered to cause any harm to neighbouring properties.
- 7.8 On the east side there would be no side windows within the proposed side extension. Although the roof of the new garage would be higher due to its pitched roof design it would be hipped away from the shared boundary and adjacent No.107 Silvester Road's front driveway, therefore it is not considered to have a negative impact. There would be no side windows within the roof extension. The proposed roof extension would increase its massing on this side however due to the separation distance it is

not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.107.

7.9 On the west side the door would be replaced by a window which would have the same effect. There would be no side windows within the roof extension. The proposed roof extension would increase its massing on this side however due to its separation distance it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.111 Silvester Road.

7.10 To the rear there would be a new window within the proposed side extension at ground floor level. This view would be screened by the existing 1.8 metre high fencing thus not considered to cause any form of harmful overlooking. At first floor level there would be two windows within the proposed rear dormer serving bedrooms. This would create an element of overlooking to No.2 Ash Close to the rear however there is a separation distance of a minimum of 20 metres from the rear dormer to the rear wall of No.2 Ash Close which meets the Havant Borough Design Guide SPD requirements. Furthermore, there is a fall back position of constructing a rear dormer without the need for formal planning permission therefore on balance it is considered to be acceptable.

7.11 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).

(iv) Drainage

7.12 Southern Water commented on the application requesting a prior commencement condition showing the measures of which will be undertaken to protect the public sewers. A prior commencement condition has been added to the decision which has been agreed by the applicant's agent.

(v) Parking

7.13 The proposed development would increase the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required according to the Havant Borough Parking Plan SPD. There is sufficient space on site to accommodate 3 cars.

## **8 Conclusion**

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours and is acceptable in parking terms 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/21/01431

- 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 - 101  
Proposed Floor and Roof Plan - 405A  
Proposed Elevations - 503

**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 Prior to the commencement of the development hereby permitted the measures which will be undertaken to protect public sewers shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved measures.

**Reason:** In the interests of protecting public utility infrastructure and having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.