
Site Address:	Northlands Cottage, 16 New Brighton Road, Emsworth, PO10 7PS		
Proposal:	Single storey rear extension.		
Application No:	APP/21/00747	Expiry Date:	04/11/2021
Applicant:	Mr E Roberts		
Agent:	Mr S Walker	Case Officer:	Selina Donophy
	Parkers Design		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site consists of a semi-detached, two-storey property of brick and tile construction with a pitched tiled roof and is located on the corner of New Brighton Road and Horndean Road. The property features a pitched roof front porch, which features some timber cladding to the external facade. The site is accessed from a small access road which serves other properties set off New Brighton Road and there is an area of hardstanding at the front of the site which provides on site parking. This area is enclosed from New Brighton Road by a 2m high wall. There is a large Corsican Pine at the front of the site, which is under a TPO. The rear plot is laid to lawn and is enclosed by a 1.8m high fence.

2 Planning History

92/57935/000 - Remove two lowest lateral limbs overhanging highway from Pine covered by TPO 894., PERM,21/01/1993
09/57935/001 - Proposed two storey side extension and detached timber garage to the front of dwelling., PERM,15/12/2009
10/57935/002 - Application for non-material changes to Planning Permission No. 09/57935/001 relating to minor amendment of garage to include an open storage area., PERM,08/02/2010
10/57935/003 - Discharge of Condition No. 5 of Planning Permission 09/57935/001., PERM,12/04/2010
APP/10/00169 - Application for non-material changes to Planning Permission No. 09/57935/001 relating to changing the ground floor side extension window to a patio door. , PERM,15/06/2010

3 Proposal

Single storey rear extension.

4 Policy Considerations

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

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection. The TPO'd Pine at the front of the property will be unaffected by the proposal and the Olive at the rear closest to the development is to be retained in accordance with the Arboricultural Method Statement and Tree Protection Plan.

Councillor Julie Thain-Smith

No comment

Councillor Lulu Bowerman

No comment

Councillor R Kennett

No comment

Developer Services, Southern Water

It appears that the developer is intending to build close-to a public surface water 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- close-to 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/close-to a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk.

Furthermore, 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.

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.

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

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

Southern Gas Network

No comment received

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: 0

Comment	Officer Comment
None received	

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) Trees

(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 a single storey rear extension with a pitched roof and dimensions of approximately 3 metres depth, 4.4 metres width and 2.3 metres to eaves height, 3.3 metres to ridge height. Materials proposed include brickwork to match existing . The extension would allow for an enlarged kitchen area served by bi-fold doors to the rear , a window to one side and rooflights to the side roof slopes. The extension would be sited towards the rear of the property whereby it would not be highly visible from the public realm . The scale is deemed to be easily accommodated within the plot size without resulting in overdevelopment of the site and host dwelling. The scale and design is deemed to be in keeping with the host dwelling and is considered compliant with Policy CS16 of the Havant Borough Local Plan as well as policies D1, D2 and D3 of the Emsworth Neighbourhood Plan.

7.4 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 Havant Borough Local Plan as well as policies D1, D2 and D3 of the Emsworth Neighbourhood Plan. 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

7.5 To the north of the application site is no 18 New Brighton Road . The proposed extension would be set off the shared boundary and would not overshadow no 18. It would feature a side elevation window but this would be set back and would not offer any direct views into private amenity spaces as it would be largely screened by the boundary treatment.

7.6 To the rear of the site to the north east is no 18A and to the East/ South East is no 14. The rear garden of no 16 would separate the extension and these properties and therefore no harm to the amenity of these properties has been identified.

7.7 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) Trees

- 7.8 Towards the front of the site is a TPO Austrian Pine and in the rear garden is an olive tree. The applicant has supplied an Arboricultural Method Statement and Tree Protection Plan which the Council's Arboricultural Officer has been consulted upon. The Arboricultural Officer has upheld no objection to the proposal, with any works to be undertaken in accordance with the plans.

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. Relevant conditions to be imposed include the request from Southern Water for further details of the measures to be taken to protect public sewers.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00747 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:

Location plan uploaded on the 13.07.2021
Existing and proposed roof plans uploaded on the 13.07.2021
Existing and proposed north elevation uploaded on the 13.07.2021
Existing and proposed ground floor plans uploaded on the 13.07.2021
Existing and proposed front and rear elevations uploaded on the 13.07.2021
Block plan uploaded on the 13.07.2021
AIA and AMS uploaded on the 13.09.2021
Tree protection plan uploaded on the 13.09.2021

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the commencement of development details shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water of the measures which will be undertaken to protect public sewers running in the locality of the development. All such approved measures shall be implemented in full and retained thereafter during the construction work for the development.
Reason: To safeguard the public sewer having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The proposed development shall be constructed and completed in full adherence to the Arboricultural Impact Assessment & Arboricultural Method Statement reference : AIA/AMS-KC/16NEWBRIGHTON/002 Technical Arboriculture report date of September 2021 and Tree Protection Plan reference : TPP-KC/16NEWBRIGHTON/001 dated September 2021. Any variations to the details of the document and plans shall only be undertaken after the proposed variations have been agreed in writing by the Local Planning Authority.

Reason: In the interests of the future health and vitality of retained trees, and to comply with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 5 The external materials used 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.