

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

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

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Developer Services, Southern Water

The attached plan shows that the proposed double garage will lie over an existing public foul sewer, which will not be acceptable to Southern Water. The exact position of the public apparatus must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

- The gravity foul sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.
- All existing infrastructure should be protected during the course of construction works.

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; The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development.

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: southernwater.co.uk/developing and please read our New Connections Services 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

Environment Agency
No Comment.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
The proposed extension facing Warblington Road is aligned with the properties in that road	Noted
Double garage inkeeping with area	Noted
Request a Section 106 agreement to restrict additional extensions to the southern boundary	This is not deemed appropriate and if additional extensions fall out of permitted development then planning permission

Sewerage pipe information	would be required in which it would be assessed on its own merits. Information not deemed material to the consideration of the application.
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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) Ecology
- (v) Flood Risk
- (vi) Drainage
- (vii) 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 single storey rear extension with external capony, roof terrace with an external stairwell to the east side, a new double garage to the front and replacing the existing side garage. The proposed rear extension would be in two parts. The first part would extend out from the existing lounge and have a width of approximately 4.1 metres, a depth of approximately 6 metres with a pitched roof having a maximum height of approximately 3.7 metres. The second part would extend out from the existing dining room and kitchen and would have a width of approximately 7.5 metres, a depth of approximately 2.9 metres with a flat roof having a maximum height of approximately 2.8 metres with a roof terrace going above at first floor level with a glass balustrade. The external staircase would led to the roof terrace and would have a maximum height of approximately 3.9 metres. The proposed front double garage would have a width of approximately 6.2 metres, a depth of approximately 7.2 metres with a flat roof having a maximum height of approximately 2.7 metres. The existing side garage would be rebuilt and used as a shower room and study. It would have a width of approximately 3.5 metres, a depth of approximately 7.7 metres with a flat roof having a height of approximately 2.6 metres. Furthermore, there would be some refurbishment works carried out some of which would be permitted development, as is the rebuilding of the existing garage.

7.4 The proposed works would have brickwork, cladding composite, stone effect detail (retained) and white render to match the existing property. The roofs would have tiled pitched to match the existing and EPDM flat rubber roof on the proposed garage and attached garage rebuild. These works are considered to be inkeeping with the context of the main dwellinghouse and the area.

7.5 The proposed works would be visible from the street scene in the form of the

proposed front garage and side garage rebuild from Masiemore Gardens and the rear extensions and roof terrace from Solent Way. The proposed front garage would extend beyond the building line and would normally not be supported by Havant's Design Guide. However due to the existing screening, its low roof design and location it is not considered to have an adverse impact upon the character of the area. The proposed works to the rear is not considered to have an adverse impact on the character of the area. It is worth noting there is a roof terrace at the adjacent property No.69 Warblington Road.

- 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) and 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

- 7.7 Due to the size and position of the proposed double garage it is not considered to have an adverse impact on No.52 Masiemore Gardens partly screened by the boundary treatment.
- 7.8 To the front of the property there would be a window in the proposed garage rebuild which would face out onto the public highway. This is not considered to cause any form of overlooking to the surrounding properties.
- 7.9 On the east side there would be external stairs with a door access into the property. This would be screened by the existing trees along the shared boundary with No.69 Warblington Road and is not considered to have an adverse impact on the residential amenity of the adjacent property.
- 7.10 On the west side the proposed garage rebuild would extend closer to the shared boundary with No.49 Masiemore Gardens. This would be offset by the existing garage at No.49 Masiemore Gardens and as a result is not considered to have adverse impact upon their residential amenity. The side of the proposed roof terrace would be along this elevation however it would have views over the side wall of the neighbouring property and is not considered to have an adverse impact on overlooking. Furthermore, on this side wall there would be a solar array and proposed air source heat pump which is not deemed to have a negative impact on the occupiers of No.49 Masiemore Gardens.
- 7.11 To the rear on the ground floor within the proposed rear extensions and proposed garage rebuild there would be doors and windows facing the rear garden. These views would be screened by the existing boundary treatment and is therefore not considered to cause harmful overlooking to the adjacent properties. On the first floor the roof terrace would face out over the harbour and is not considered to cause an adverse impact on overlooking with views which are deemed acceptable in a residential area.
- 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is noted no letters of objection were received with respect to the scheme.

(iv) Ecology

- 7.13 The property is adjacent Chichester Harbour's SSSI. The proposed works are not considered to have an adverse impact on the ecology of the area.

(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.
- 7.15 The Environment Agency Flood Map indicates that the property is within Flood Zone 2/3. Due to the minor nature of the proposed development, and the measures to be taken, it is not considered to result in adverse increase in flood risk, thus it is deemed acceptable. This is in accordance to Policy CS15 of the HBLP (Core Strategy).

(vi) Drainage

- 7.16 Southern Water were consulted on the application and raised no objection subject to a prior commencement condition, which has been agreed with the agent, if in the event the public sewer is diverted.

(vii) Parking

- 7.17 The proposed development would continue to provide 4 bedrooms therefore 3 bedrooms are required according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site within the double garage and to the front to accommodate 3 car parking spaces therefore meeting the requirements of the Parking Standards.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the locality, neighbours, ecology, drainage, flood risk and parking 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/21/00270

- 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

Block Plan

Proposed Ground Floor Plan - 200207-CHK-XX-00-DR-A-3000 P03

Proposed First Floor Plan - 200207-CHK-XX-00-DR-A-3001 P03

Proposed Site Context - 200207-CHK-XX-00-DR-A-1003 P02

Proposed South Elevation - 200207-CHK-XX-00-DR-A-3002 P03

Proposed North Elevation - 200207-CHK-XX-00-DR-A-3003 P03

Proposed Side Elevations - 200207-CHK-XX-00-DR-A-3004 P03

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 In the event that it is necessary to divert the public sewer to the front of the site, prior to the commencement of development details of the proposed diverted sewer shall be submitted in writing to the Local Planning Authority for approval. The approved scheme shall be implemented in full accordance with the approved measures and thereafter retain unless otherwise agreed in writing by the Local Planning Authority.

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.