
Site Address: 25 Hollybank Lane, Emsworth, PO10 7UE
Proposal: Single storey rear extension with new roof over rear part of dwelling and new pitched roof to existing garage.
Application No: APP/16/00580 Expiry Date: 26/07/2016
Applicant: Mr & Mrs Border
Agent: Mr M Moyse Case Officer: Bee Crawford
 Martin Moyse MRICS
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow and detached garage with a red tiled pitched and hipped roof and elevations of red multibrick and beige painted render. The site is level (although there is a south north incline to the road) with open vehicular access to the site, a concrete drive and parking area, enclosed with a dwarf wall, shrubs and a 1.6 metre high wall and fence. The rear garden is mainly laid to lawn with a patio area and shrubs, enclosed by fencing to all boundaries ranging in height from 1.5 metres to 2 metres.
- 1.2 A detached bungalow is to the north, a detached two storey property is to the south, the rear garden of a property in Cumberland Avenue is to the rear and the entrance to Birch Tree Drive with detached bungalows either side is opposite. The area is of low to medium density with a mixture of detached bungalows and two storey properties of individual and similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

Single storey rear extension, new roof over rear part of dwelling and new pitched roof to existing garage.

4 Policy Considerations

National Planning Policy Framework

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

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

5 Statutory and Non Statutory Consultations

Southern Water

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:-

No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5 metres of a public sewer.

Due to changes in legislation that came into force on 1 October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or at www.southernwater.co.uk.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

'A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW, (Tel: 0330 303 0119) or www.southernwater.co.uk.'

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- A Adequate soakaway or infiltration system
- B Water course
- C Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development.

NB: Informative recommended.

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

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
- (iii) Effect on neighbouring properties

(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 control criteria.

(ii) Appropriateness of design and impact on the streetscene _

7.3 The new garage roof element of the proposal and part of the rear extension would be visible from the public realm, although the garage is in excess of 10 metres from the highway and the new extension 22 metres away. The rear extension is to enlarge an existing addition and has a modest depth of 2 metres. The new pitched roof over the existing rear part of the dwelling and new extension will regularise the appearance of the property, resulting in a cohesive design. The pitched roof on the garage will complement the proposal for the main dwelling. The design and appearance of the extension is therefore judged appropriate in context to the main building, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. It is deemed that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The proposed new roofs will be visible from the neighbouring properties adjacent to the application site, replacing the existing garage roof and the pitched, hipped and flat roof element of the main dwelling towards the rear, together with a new rear extension. The extension will not project beyond the existing side elevations of the property which are 0.95 metres from the northern boundary and 4.8 metres from the southern boundary. Whilst there are new bi-fold doors in the southern elevation of the property and a new door in the northern elevation, these are situated in the existing elevations and would not require the benefit of planning permission.

7.5 The new roof to the dwelling and extension pitches away from the property boundaries and although there is a side dormer to the neighbouring property to the north, this predominantly looks out on to the roof of number 25. Therefore it is considered any resulting impact from the new roof would be acceptable.

- 7.6 It is therefore considered that the proposal is unlikely to appear overbearing or lead to unacceptable or additional overlooking and would have negligible impact on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00580 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 Compulsary Purchase Act 2004.
- 2 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg No. 01 Existing floor and elevations plan
Drg No. 02A Location plan, block plan and proposed floor and elevations plan
Reason: - To ensure provision of a satisfactory development.