
Site Address:	7 Racton Road, Emsworth, PO10 7SY		
Proposal:	Single storey rear extension and the creation of 2 off-road parking spaces (revised application)		
Application No:	APP/16/00372	Expiry Date:	08/06/2016
Applicant:	Mr Mckellar		
Agent:	Mr Bessant	Case Officer:	Bee Crawford
	Jimmy Bessant Architecture		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site is a two storey end of terrace property with a brown tiled pitched roof and elevations of red multibrick. The site is level with a shingle area to the front, enclosed by hedging. The rear garden is approximately 20 metres deep with grass, shrubs and a shed enclosed by fencing to all boundaries ranging in height from 1.5 metres to 2 metres.

1.2 The adjoining two storey terrace property is to the north, a pair of two storey semi-detached properties are to the south and opposite (beyond a hedge screening New Brighton Road) and the rear gardens of properties in Conigar Road are to the rear. The area is of medium density with a mixture of two storey semi-detached and terraced properties of a similar age, style and design.

2 Planning History

09/71979/000 - Two storey rear extension, refused 02/10/2009.
APP/10/00695 - Rear single storey extension, permitted 26/11/2010, not implemented.
APP/15/01256 - Single storey rear extension and creation of 2 off-road parking spaces, withdrawn 03/12/2015.

3 Proposal

Single storey rear extension to include a roof lantern and the creation of 2 off-road parking spaces (revised application). It is noted the area designated for the off road parking spaces will be made of porous materials (shingle) and this element of the scheme does not require the benefit of planning permission.

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.

The applicant has not stated details of means of disposal of foul and surface water drainage from the site.

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.

FAO Mr P Marshall, Development Engineer

No adverse 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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

One letter of objection was received from one address raising the following concerns:

- 6.1 The proposed roof lantern will block some of the light to the neighbouring property.

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 subject to development control criteria.

- (ii) Appropriateness of design

- 7.3 Part of the proposed extension would be visible from the public realm, as it extends approximately 1.2 metres beyond the southern elevation of the property, although it would be in excess of 12 metres from the highway. Although the proposal is of a modest height, there were officer concerns with regard to size of the extension and potential impact on the neighbouring property to the north. Amended plans were subsequently submitted reducing the depth by 1 metre, resulting in it being 1.2 metres over what could be built within the realms of permitted development. The revised design and appearance of the proposal is deemed appropriate in context to the main building and is therefore judged to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result

in an adverse impact on the visual amenity of the locality.

- 7.4 It is noted an extension of a similar size and design was permitted in November 2010, although this was not implemented.

(iii) Effect on neighbouring properties

- 7.5 Whilst the height of the addition is reasonable, the original plans were amended reducing the depth of the extension by 1 metre to address concerns raised by the Officer with respect to the potential impact on the neighbouring property at number 8 Racton Road.
- 7.6 The siting of the proposed extension could be considered to lead to a loss of light to the neighbouring property to the north. A 45 degree angle test indicates that the extension would fall within the overshadowing zone of the kitchen window at number 8 Racton Road, although this would still apply if it were to be built under permitted development. It should also be noted that if the extension were to be constructed within the criteria of permitted development, whilst the depth would be less, it could be built immediately adjacent to the boundary and approximately 1 metre higher than the proposed extension. It is considered the impact from the proposal would be significantly less than if the addition were to be built within the criteria for permitted development.
- 7.7 Drawing number 03 Revision A also specifies the extension is to be rendered and painted white, which would help to diminish the effect of the extension on the neighbouring property. There is an existing 5 metre deep rear extension to the property at number 8 Racton Road with windows in the southern elevation, situated approximately 2.2 metres from the boundary and a condition is recommended restricting the introduction of any windows to the northern elevation of the proposal in order to retain a degree of privacy to this neighbour.
- 7.8 A letter of objection was received from the neighbour at number 8 Racton Road with respect to the size and location of the roof lantern. However, the overall height of the proposal including the roof lantern is approximately 3.15 metres which is notably less than the 4 metre height which could be constructed under permitted development.
- 7.9 The property to the south is set back from number 7 Racton Road and consequently the extension projects around 1.5 metres beyond the rear elevation of this property. There is a distance of 1 metre to the property boundary with no side windows at ground floor and is it considered any impact would be negligible. The properties to the rear are in excess of 25 metres away.
- 7.10 It is therefore considered that the proposal would not lead to any overlooking, or appear overbearing, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is deemed the impact of the proposal would be less than if an extension were built under the criteria for permitted development.

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/16/00372 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 and white painted render as stated on drawing number 03 revision A.
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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no windows or doors shall be constructed in the northern elevation of the extension without the prior approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of the neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 01 Rev A	Location and proposed site plan
Drg No. 02	Existing floor and elevations plan
Drg No. 03 Rev A	Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.