
Site Address:	Gooseberry Cottage, 6 Lumley Path, Emsworth, PO10 7BP		
Proposal:	Proposed construction of a conservatory and bay window to rear elevation.		
Application No:	APP/16/00051	Expiry Date:	21/03/2016
Applicant:	Mrs Stauffer	Team:	Team 2
Agent:	Mr Bessant	Case Officer:	Karen Wooden
	Jimmy Bessant Architecture		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Gooseberry Cottage is an older style detached property set within a generous plot, and is accessed via a private lane off of Lumley Road in Emsworth. The county border line of Hampshire and West Sussex runs through the middle of the property and therefore separate applications have been submitted to and being considered by both Havant Borough Council and Chichester District Council, although the proposed works all fall within Havant Borough.
- 1.2 The application site is located on the north eastern edge of St Peters Pond and is visible from the A259 and Lumley Path.
- 1.3 The property is partially located within Flood Zone 2 and partially within Flood Zone 3.

2 Planning History

00/65011/000 - Two storey extension with first floor balcony, and single storey extension to north elevation (part within Chichester District), PERM, 12/04/2000

3 Proposal

Proposed construction of a conservatory and bay window to rear (west) elevation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 0

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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Flood zone

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The application site is accessed via a private driveway and is the sole property located on Lumley Path, with the south and east elevations being partially visible from the public footpath and the A259. As the proposed single storey extension is to the west elevation, it will not be visible from the public realm, causing no detriment to the streetscene, and therefore will comply with policy CS16 of the Havant Borough Core Strategy 2011, and the National Planning Policy Framework.

(iii) Impact upon residential amenity

Due to the unique location of the application site, the nearest property is in excess of 60m to the east. The proposal is for works to the west elevation and therefore the application would have no impact on the residential amenity of others. It is considered that this will comply with policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

(iv) Flood zone

The application site appears to be included within Flood Zones 2 and 3 as shown on

the Environment Agency's flood maps for rivers and seas the site therefore has a high risk of flooding.

However, paragraph 104 of the National Planning Policy Framework states *"Applications for minor development and changes of use should not be subject to the Sequential or Exception Tests but should still meet the requirements for site-specific flood risk assessments."*

The Environment Agency provides a standard form to be completed by householders within Flood Zones 2 and 3 or details of flood protection measures. The applicant has in this instance provided their own flood risk assessment and included a series of flood protection measures that will be incorporated into the design and build of the proposed development.

It is considered that the proposed flood mitigation measures, detailed within the flood risk assessment, suitably protect the existing dwelling and proposed extensions from unacceptable flood risk. These measures will be secured by planning condition.

Therefore having regard to the above information it is considered that the applicant has suitably demonstrated that the proposal would not result in increased risk from flooding and would not affect the capacity of the flood plain. The development would accord with the principles of policy CS15 of the Havant Borough Core Strategy March 2011 and the requirements of the National Planning Policy Framework 2012 and the supporting Technical Guidance.

8 **Conclusion**

The application complies with policies CS15 and CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework and therefore is recommended for approval.

As the proposal is also located on the county boundary, permission will also be required from Chichester District Council, who will be determining this application individually.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00051 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:

Flood risk assessment and Environment Agency form - received 18.01.16

01 - Site and location plans

02 - Existing (part) ground floor plan and elevations

03 - Proposed (part) ground floor plan and elevations and indicative 3D views

Reason: - To ensure provision of a satisfactory development.

- 4 The development hereby approved shall be built in accordance with the flood risk measures detailed within the submitted Flood Risk Assessment, received 18 January 2016.

Reason: To ensure that the development does not cause an unacceptable flood risk to occupants of the existing dwelling or neighbouring properties in accordance with policy CS15 of the Havant Borough Local Plan (Core Strategy) March 2011 and the National Planning Policy Framework 2012.