
Site Address:	3 Stanley Road, Emsworth, PO10 7BD		
Proposal:	Replacement of existing single storey rear extension and revised windows throughout.		
Application No:	APP/16/00095	Expiry Date:	23/03/2016
Applicant:	Mr Barber	Team:	Team 2
Agent:	Mr Farrer	Case Officer:	Bee Crawford
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a an older style two/three storey mid-terraced property with a detached garage to the rear, situated in Emsworth Conservation Area. It has a brown clay tiled pitched roof with flat roof dormers and elevations of red multibrick. The rear garden and parking area is approximately 30 metres in depth, with a patio area and shrubs, enclosed by 1.6 metre and 1.8 metre high fences to the boundaries with open vehicular access to the rear.
- 1.2 The adjoining terraced properties are to the north and south, the side aspect of a modern two storey detached property is opposite and the frotn aspect of three storey terraced town houses are to the rear. The area is of medium density with a mixture of a small development of modern two and three storey detached, semi-detached and terraced dwellings and older two storey detached, semi-detached and terraced properties of individual age, style and design, reflecting the nature of the Conservation Area.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is for the construction of a replacement single storey rear extension and windows to the front and rear elevations. At the time of the Officer's site visit work on the rear extension had commenced.

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Local Plan (Allocations) July 2014
DM20 (Historic Assets)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No response received.

Conservation Officer

Comments based on desktop assessment. The Design & Access Statement and accompanying photographs provide a good illustration of the present situation. The building has been much altered and the present fenestration is very poor. I feel an opportunity has been missed in not reinstating the sash pattern of window in the front elevation. That said, what is proposed appears infinitely better than what currently exists so it is difficult to contest. Therefore raise no objection.

Southern Water

Our records show that the existing development lies over a public foul sewer. Any changes to the building foundations will require Southern Water approval.

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.'

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

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: 3

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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 the Conservation Area
- (iv) 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 The proposal is for a rear single storey extension extending across the width of the property, replacing the existing small addition. The development has a flat roof with a rooflight and would be on the same footprint as the previous extension. The new windows include the removal of the first floor front bow window and would upgrade the facade of the property. The proposed materials would reflect the existing dwelling, which are considered to be appropriate to the property and the context of the conservation area. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is therefore considered to be acceptable.

(iii) Effect on the Conservation Area

7.4 The property is an unlisted building in Emsworth Conservation Area and the proposal is for a modest single-storey rear extension and replacement windows. It would have a neutral impact on the Conservation Area. A design and access/heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations).

(iv) Effect on neighbouring properties

7.5 The proposal would be of a modest height with a flat roof, similar to that of the existing addition, it does not extend beyond the adjoining extension at number 4 Stanley Road, and is of a similar depth to the extension at number 2 Stanley Road. The extension would extend across the width of the property with no side windows, and there is a gap of approximately 1.7 metres between the boundary and the southern elevation of the dwelling at number 2 Stanley Road, which is typical of this type of property. The garden of the application site is of a good depth and it is deemed the proposal would not result in overdevelopment of the site and the

remaining amenity space would not be compromised.

- 7.6 It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and the impact would be deemed to be acceptable on the properties immediately adjacent to the application site and the surrounding properties, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received for the scheme.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would not result in any harm to the character and appearance of the Emsworth Conservation Area and would not result in any significant loss in amenity to neighbouring properties. It is therefore considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00095 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 EX_01 Existing floor and elevations plan
Drg No P_01A Proposed floor and elevations plan
Drg No P_02 Location and proposed block plan
Design and Access/Heritage Statement
Flood Risk Assessment
Reason: - To ensure provision of a satisfactory development.