
Site Address:	11 Highland Road, Emsworth, PO10 7JL		
Proposal:	Single storey side extension.		
Application No:	APP/13/00709	Expiry Date:	11/09/2013
Applicant:	Mrs V Bradley	Team:	Team 2
Agent:	Mr N Collinson	Case Officer:	Jenna Shore
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached two storey dwelling with a pitched roof and rendered white. The dwelling occupies a corner location on the curvature of Highland Road. The dwelling is accessed from the north elevation. Opposite (east) is a green with dwellings surrounding. To the west is a semi detached two storey dwelling. Due to the siting of the two dwellings on the curve of Highland Road the neighbouring dwelling is perpendicular and set further forward to the highway so that the full length of the dwelling is located adjacent to the garden area of the application site.

2 Planning History

No planning history

3 Proposal

- 3.1 The application seeks to erect a single storey side extension, which would facilitate moving the front door from the side (north) to the east. The dimensions are as follows; 2.7m in width, 5.5m in length, 2.4m to the eaves and 4.2m to the ridge. Doors are proposed to the east and northern elevations and windows to the north and west.
- 3.2 Included in the application is a soak away and a soil waste pipe.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

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 Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, S023 9EH (Tel 01962 858688), or www.southernwater.co.uk".

Southern Waters current sewerage records do not show any public sewers to be crossing the above site. However, due to changes in legislation that came in to force on 1st 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 Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, S023 9EH (Tel 01962 858688).

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: 0

Statutory advertisement: Not applicable.

Number of representations received: 2

Two letters of objection have been received from one address outlining the following concerns

- 1) The neighbouring occupier is entitled to a surveyor to ascertain the impact to the neighbouring property as per the requirements of the Party Wall Act.
- 2) The applicant should have provided full plans to the neighbouring dwelling under the Party Wall Act
- 3) The plans indicate that the additional space is to provide a further bathroom, possibly allowing the dwelling to be turned into a house of multiple occupancy (HMO).
- 4) The plans are inaccurate specifically the location of the boundary and window sizes. The dwelling is thought to be shown 25% smaller making the proposal appear smaller than it actually is.
- 5) The soil waste pipe should not be placed under the floor but should be placed outside of the main wall.

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) Effect on neighbours
- (iii) Effect on the character of the streetscene and the existing dwelling

(i) Principle of development

- 7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

- 7.3 The proposed extension is sited adjacent to the side elevation of 13 Highland Road with a gap of 2m (within the curtilage of No.11) and a driveway (within the curtilage of No.13) offering some separation between the proposal and the neighbouring house. The location adjacent to the side elevation is likely to limit the extent to which the proposal could appear overbearing or visually intrusive when stood in the neighbouring garden. The siting is also likely to limit any possible overshadowing or loss of light to No.13.
- 7.4 The occupier of the neighbouring dwelling has expressed some concern regarding the requirements of the Party Wall Act and Building Regulations. These are not material planning considerations, but the proposal would also require a Building Regulations approval. An informative can be added to any planning approval with a view to ensuring the applicant pursues this.
- 7.5 The neighbouring occupier has also expressed some concerns regarding potential damage to the sewer as a result of the proposed soakaway and soil waste pipe. In light of this an informative can be added to request that the owner contacts Southern Water prior to works starting. The neighbour has also highlighted concern regarding the possible requirement for access to his driveway in order to facilitate the works. An informative can be added to highlight that permission would be required prior to access being made. The drawings are considered sufficient to be able to accurately assess the impact of the proposal and there is no indication of an intention to use the dwelling as an HMO.

(iii) Effect on the character of the streetscene and the existing dwelling

- 7.6 The proposal is of a modest width when viewed from the streetscene to the east. The use of a mono pitch roof means that bulk at height is adjacent to the dwelling. In combination the proposal is unlikely to appear visually intrusive within the streetscene or adversely affect the character of the existing dwelling. The relocation of the front door from the north to the east is thought to improve the design as access currently is not clear.

8 Conclusion

- 8.1 The proposed extension is considered unlikely to adversely impact neighbouring dwellings or the character of the streetscene.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00709 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.

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 2012.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan received to the Council 17th July 2013

Block plan received to the Council 17th July 2013

Proposed elevations and floor plan received to the Council 17th July 2013

Reason: - To ensure provision of a satisfactory development.