

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/25/00236

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Glass roof veranda fixed to brick wall on rear of property, with leg posts into ground level patio. Rear Height: 2.6 m Front Height: 2.1m Projection from rear wall of house: 3m Width: 6m

SITE ADDRESS: 10 Blandings Way, Emsworth, PO10 7FG

APPLICANT DETAILS: Miss Needs

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 26 September 2025

RECOMMENDATION: GRANT PERMISSION

1 Site Description

10 Blandings Way is a detached two storey dwelling constructed with red/brown brick with a hipped designed roof. The property has rear patio area with a laid to lawn back garden. A detached garage is located to the rear west boundary, with the neighbouring detached garage located along the eastern rear side boundary. There is a boundary treatment of 2m high close boarded fencing to the rear and partially to the rear side boundary elevations.

2 Planning History

APP/16/00774 - Erection of 147 dwellings with associated parking, access, landscaping, and surface water drainage, pumping station, substation and signalised junction onto Havant Road (amended scheme). (Approved 29/06/2018). Request to discharge condition No/s 3, 4, 9, 12, 13, 14, 16, 17, 18, 20, 22 and 24 (15.11.2018). Request to discharge conditions 5, 9 & 10 (30.4.19). Request to discharge conditions 6 and 12 (8.8.19) Request to discharge condition 12 (19.11.19). Request to discharge condition 20 (20.02.20).

3 Proposal

Glass roof veranda fixed to brick wall on rear of property, with leg posts into ground level patio. Rear Height: 2.6 m Front Height: 2.1m Projection from rear wall of house: 3m Width: 6m

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)

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

5 Statutory and Non Statutory Consultations

Emsworth Residents Association
No Comments Received

Southern Gas Network
No Comments Received – A Standard informative will be placed upon any planning approval.

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: 9

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 and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

(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 management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal is for the erection of a glassed roof veranda to the rear of the property. The proposal would have a lean to roof with a maximum height of 2.6m attached the rear elevation wall of the property, with a height of 2.1m to the southern elevation (elevation nearest the garden), the proposal would have a depth of 3m, with a width of 6m. Due to the location to the rear of the property the proposal would not be visible from the public realm. It is not considered that the proposal would have a harmful impact upon the host property or the character of the streetscene.

- 7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.5 The proposed veranda would have a distance of 3.3m to the rear elevation of the neighbouring property to the east (No.12 Blandings Way). It is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have a limited and acceptable impact upon this neighbouring property.
- 7.6 The proposed veranda would have a distance of 7.8m to the rear elevation of the neighbouring property to the south (No.15 Belper Gardens). It is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have a limited and acceptable impact upon this neighbouring property.
- 7.7 The proposed veranda would have a distance exceeding 17.4m to the facing rear elevations of the neighbouring properties to the West (Nos. 4, 6 & 8 Blandings Way). It is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have a limited and acceptable impact upon these neighbouring properties.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.9 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00236 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 Compulsory Purchase Act 2004.

- 2 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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:

Location Plan
Proposed Block Plan
Proposed Rear Elevation Plan
Proposed Side Elevation Plan

Reason: To ensure provision of a satisfactory development.

Informative:

1. In accordance with paragraphs 39-51 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- Your application was acceptable as submitted and no further assistance was required.

2. Southern Gas Networks - Overbuild Advisory Note

There are a number of risks created by built over gas mains and services; these are:

Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.

Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.

Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

- Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development and
- Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone 0800 912 1722 / Email plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work <https://www.sgn.co.uk/damage-prevention>
Further information can also be found here <https://www.sgn.co.uk/help-and-advice/digging-safely>