DELEGATED OFFICER REPORT

PROPOSAL	**Proposed two and single storey side and rear extensions, new front porch and general door, window and external material changes**
LOCATION:	23 Wraysbury Park Drive, Emsworth, PO10 7UU
REFERENCE NO:	APP/25/00734
APPLICANT:	Mr & Mrs Joyce
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	02/12/2025
APPLICATION EXPIRY DATE:	31/12/2025
WARD:	Emsworth

SUMMARY RECOMMENDATION: Approve with Conditions

1. Site Description

1.1 The application site comprises a two storey detached dwelling with a gable ended roof with existing ground floor extensions and an attached flat roofed single garage to the north boundary, accessed via a driveway from Wraysbury Park Drive to the north east. The property is finished in brick, hung tiles, and cladding boards, with white uPVC fenestration under concrete tiles. The site slopes downwards towards the south with 2m high close-boarded fencing to the north and west boundaries, however fencing to the southern boundary is only 1.6m high. The garage forms part of the boundary to the north and currently has two windows facing the driveway of the neighbouring property.

1.2 The application site is at the end of an offshoot of Wraysbury Park Drive and is within an established residential area. Immediately surrounding the application site the properties are two storey dwellings in either a terrace or a pair, with the exception of the host dwelling, and are in red or pale yellow brick with hung tiles and cladding panels in a variety of colours under concrete interlocking roof tiles. Frontages are open and there is a grassed area with a mature tree immediately in front of the application site. Elsewhere in Wraysbury Park Drive the properties are largely similar, although Nos. 25, 29 and 31 notably feature modern weatherboard cladding instead of tile hanging. The rear of Wraysbury House, now Nos.22 and 24 Long Copse Lane, is visible from the entrance to the road and is finished in green and beige render with a slate roof.

1.3 The application site backs on to and is visible from Birch Tree Drive. Properties in Birch Tree Drive are a mix of one and two storeys with a similar material palette to Wraysbury Park Drive.

2. Planning History

Is there any planning history relevant to the current application?

Planning Application - APP/24/00933
Two and single storey side extensions, new front entrance canopy, and general door window and external materials changes. 23 Wraysbury Park Drive, Emsworth, PO10 7UU. PERMIT 26/02/2025.

3. Proposal

Proposed two and single storey side and rear extensions, new front porch and general door, window and external material changes.

Officer Comment
The proposed two and single storey side extension and front porch are similar in nature to those previously approved under APP/24/00933. This application seeks to change the external materials and some of the fenestration previously agreed, as well as including a single storey rear extension and rendering part of the host dwelling.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

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)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: N/A
Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Southern Water
Existing Southern Water Assets
Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and Surface Water Pipe assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

To get in contact to confirm the exact position of the asset please visit; https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf For information on required stand off distances from public sewers please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf Existing Assets The 160 mm diameter gravity sewer and 225 diameter Surface Water pipe require a clearance of 3 metres on either side of the gravity sewer/Surface Water pipe to protect it from construction works and to allow for future maintenance access. No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer/Surface Water pipe without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. Please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf **Condition:** In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119) Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk ***Officer Comment:*** *The applicant has already engaged with a building inspector regarding the foundation design and has provided both a letter from Southern Water granting conditional approval for building over/adjacent to public sewers and a copy of the initial inspection report.*
Emsworth Residents Forum No comments received.
Councillor Reuben Mychaleckyi No comments received.
Councillor Grainne Rason No comments received.
Councillor Charles Roberts No comments received.

6. Publicity and 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: 18

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

Material planning considerations are addressed in Section 7.

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) Parking provision
(v) 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 comprises ground and first floor side extensions, a ground floor rear extension, as well as a new porch canopy and alterations to fenestration and external materials. The existing ground floor extensions would be demolished as part of the proposed works. The proposals would create an additional bedroom at first floor and would reconfigure the ground floor to provide a larger kitchen in an open plan arrangement with the dining and living space and a separate utility and ground floor study. Similar proposals were previously agreed under APP/24/00933, however the current proposals differ from the precious application in including new render, changes to the approved fenestration, and a single storey rear extension.

7.4 The proposed single storey rear extension would be approximately 2.55m long and 6m wide, sitting directly behind the host dwelling to the south side of the existing garage. It would have a monopitch roof with a ridge height of approximately 3.65m and two high-level rooflights set within it. In terms of location and size, the proposed single storey extension would therefore meet Permitted Development criteria. The proposed materials would, however, not match those of the host dwelling and are discussed in further detail in section 7.7 below.

7.5 The proposed front canopy is as previously approved and would project approximately 0.7m forward of the existing porch and be approximately 5.9m in width. The structure would be open with timber support posts and a small roof pitching back against the main dwelling with a maximum height of 4m, when measured from the lowest ground level.

7.6 The proposed first floor side extension would be as previously approved in terms of mass and bulk, with some reductions to the size of proposed fenestration at the front and rear and the removal of south facing roof glazing. The proposal would sit roughly over the footprint of the existing ground floor extension and would be approximately 3.3m wide and 10.3m long. The ridge design was revised to ensure the extension would remain both subservient and connected to the host dwelling when viewed from the street. As the site is at the end of a close, and the proposed extensions are stepped back from the frontage as well being set at a slightly lower ground level, the extensions are not considered to be overly dominant in appearance within the street scene. It is also noted that the existing host dwelling is already unique within the street in that it is the only detached property and has a front facing gable. The proposed extensions are therefore deemed to be acceptable.

7.7 The materials proposed are brickwork and roof tiles to match the host dwelling, with uPVC fenestration, a composite entrance door, and aluminium sliding doors to the rear at ground floor as well as timber posts to the proposed canopy. The proposals would introduce weatherboard cladding to replace the existing tile hanging, however, given the nearby precedents at Nos. 25, 29 and 31, the use of cladding is considered to be acceptable. The proposals would also introduce off white render to the front, rear, and south side elevations. Whilst render is not a material currently used within this section of Wraysbury Park Drive, it is noted that materials within the local area are generally mixed and that light coloured render of varying types can be seen in nearby Birch Tree Close and Long Copse Lane. Overall, the proposed materials are therefore deemed to be acceptable.

7.8 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) and Policy D1 of the Emsworth Neighbourhood Plan. 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

7.9 To the north is No.25 Wraysbury Park Drive, which is separated from the application site by 1.8m high close-boarded fencing as well as the driveways of the two properties. As much of the proposed work would be to the south of the host dwelling, No.25 would have only a partial view of the proposed front canopy and rear additions. The proposed first floor addition would be approximately 8.7m from the shared boundary, with no side windows that might adversely affect privacy. The proposals include the removal of the existing side facing garage windows and the agent and applicant have confirmed that the north garage wall would be left in brick as currently. The impact to No.25 is therefore deemed to be limited and acceptable.

7.10 To the south is No.63 Birch Tree Drive. No.63 is a bungalow and set at an angle to the host dwelling and at a slightly lower ground level than the application site. The property has a secondary kitchen window and access door as well as sliding double doors to a dining area that face north-east to a small rear garden. A site visit was made and it was noted that, due to the unusual shape of the plot and north facing aspect of the rear garden, the occupants were utilising an additional garden area to the side of the property adjacent to the primary kitchen window, which would be beyond the rear walls of the proposals. It was also noted that that the double doors at the rear were located to the eastern side and would not have a direct view of the proposals. At the time of determining APP/24/00933 additional information on the site levels was sought and the proposals therefore also include the replacement of the existing 1.6m high fence with a

1.8m high fence for additional privacy. South facing glazing to the roof has been removed as part of the current application and glazing to the proposed side facing door would be obscured in order to prevent overlooking. Due to the angle that the two dwellings are set at, the two storey element of the proposals would be 6.5m to the near corner of No.63. It would, however, be approximately 10m from the closest primary windows, both of which are angled away from the development. The proposals would also be to the north of No.63 such that there would be minimal loss of light. On balance, taking into account the layout of the site and the use of the side garden area, the revised proposals are considered to have a limited and acceptable impact on No.63.

7.11 To the south-west is No.61 Birch Tree Drive. No.61 is a detached two storey dwelling, with side facing windows to the application site serving a ground floor W.C. and hallway and a first floor landing. The proposals would be at least 18m to the north-east of the flank wall of No.61 and the impact to this property is therefore deemed to be minimal.

7.12 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) Parking provision

7.13 The proposals will increase the number of bedrooms from 3 to 4. Parking arrangements for three cars have been indicated on the submitted site plan, in line with the guidance in the Havant Borough Council Parking SPD (2016) and meeting the requirements of Policy DM13 of the HBLP (Core Strategy).

(v) Biodiversity Net Gain (BNG)

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

8 Conclusions

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.

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9. RECOMMENDATION:

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00734 subject to the following conditions

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

SITE & LOCATION PLAN & PROPOSED SITE SECTION PL3.834.25 30 REV A
PROPOSED FLOOR PLANS PL3.834.25 33 REV A
PROPOSED ELEVATIONS PL3.834.25 34 REV A

Reason: To ensure provision of a satisfactory development.

3 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.

4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted any glazing to the door in the ground floor on the side elevation facing south shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

1 In accordance with paragraphs 38-50 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 were updated about issues after the initial site visit.