
Site Address:	34 New Brighton Road, Emsworth, PO10 7QR		
Proposal:	First floor side extension with associated minor internal works.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00382	Expiry Date:	15/07/2024
Applicant:	Mr P Wain		
Agent:	Mr D Masterman	Case Officer:	Ikrame Essalih
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 34 New Brighton Road is a two-storey detached dwellinghouse located at the east side of New Brighton Road, Emsworth. The house is constructed in brickwork at rear, south and north elevations and comprises an off-white rendered front elevation with a brown tile gable roof characterised by a staggered eaves' line at the front main elevation and a canopy porch at the entrance. To the north side of the property, a single storey integrated garage with a flat roof extending to an existing rear ground floor extension, and a false pitch at the front elevation. The property benefits from a large rear garden while the boundary treatment consists of brick walls with top wood fencing coupled with tall trees and hedges at the rear and mature hedging at the front. The front garden of the property is mainly paved with retained grass areas and allowing for at least four car parking spaces.
- 1.2 The surrounding area is mainly residential in character with properties of differing design, type, materials and setting.

2 Planning History

10/74261/000 - First floor bedroom extension over existing ground floor accommodation. Demolish existing garage and construct new single storey garage extension. New pitched roof to replace flat roofs over existing single storey extensions., PERM,08/04/2010
APP/24/00552 - Erection of a car port and new driveway entrance gate., DEL,

3 Proposal

The proposal consists of the construction of a first-floor side extension with continued gable roof to be used as an ensuite bedroom with a dressing.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

Councillor Charles Robert

No comments received.

Councillor Grainne Rason

No comments received.

Councillor Reuben Mychalecky

No comments received.

Emsworth Residents Forum

No comments received.

Hampshire Biodiversity Information Centre:

Within 50m - Notable and protected species - Knotted Hedge-parsley, Wild Clary

Officer Comment: *The proposed works will be modest of size and mainly kept at first floor level. It is therefore anticipated that the proposed development would not result in a negative impact on protected species.*

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
<u>No comments received.</u>	N/A

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 matters

(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 proposed development consists of the construction of a first-floor side extension replacing the existing accommodation at the living room's roof space. The new extension would be used as a bedroom with an ensuite bathroom and a dressing room and would sit above the living room retaining the same structure walls and footprint as the space below with a gable roof of similar pitch as the existing while the construction materials, comprising brickwork and render at elevations and brown roof tiles, would be matching the existing. Additionally, the proposed extension would not extend out further beyond the existing front nor above the existing ridge line of the property and by dint of the scale of the proposal and the original design of the main dwellinghouse, it is considered that the proposed first floor side extension would be complimenting the appearance of the existing. As such, the proposed extension is considered to be subservient to the main dwellinghouse and in keeping with its character.

- 7.4 Furthermore, it is noted that the front area boundaries comprise mature thick hedging, with the dwellinghouse sitting further from the front boundary, hence it is considered that the soft boundary treatment would provide a screen where the side extension would be partially visible and not prominent. Therefore, it is deemed that the proposal would not be harmful to the character of the area.
- 7.5 At the south side elevation, the existing windows; one serving the bedroom to be replaced and the other serving the living room at ground floor level would be removed. The proposed extension would result in a new rear window serving the new bedroom and two windows at the front elevation, all of similar material and style as the existing. Noting that the neighbouring properties reveal varying designs, the proposed works are considered to be in context of the main dwellinghouse and would not result in an harmful impact to the streetscene and the character of the area.
- 7.6 Considering all the above, it is deemed that the proposed works are acceptable and would not result in an adverse impact on the character of the main dwellinghouse, the streetscene and the visual amenity of the locality, thus concurring with the requirements of Havant Borough Design Guide SPD and Policy CS16 of Havant Borough Local Plan Core Strategy (2011).

(iii) Effect on neighbouring properties

- 7.7 The proposed first floor side extension would be mainly located at the south side of the application site. The closest neighbouring property to the proposed development is No.32 New Brighton Road.
- 7.8 To the south side, it is noted that the proposal would does not involve creating new side windows but rather infilling existing ones at the south facing elevation. While the proposed extension would result in a total height of approximately 8.1 metres and located at approximately 8.2 metres from the side elevation of the neighbouring property at No.32 New Brighton Road and considering the thick and mature hedging at the shared boundary, it is deemed that the proposed development would not appear overbearing or result in harmful overshadowing, overlooking or loss of daylight and privacy to this neighbouring property.
- 7.9 To the north side, by dint of the location and siting of the proposed side extension, the proposed development would be mainly screened from the property at No.36 New Brighton Road, thus it is deemed that the proposal would not result in an adverse impact on the neighbouring properties on this side.
- 7.10 To the east side of the application site, it is noted that the closest neighbouring property is located at approximately 41 metres from the proposed extension. Additionally, the tall trees and hedging at the rear boundary would provide a screen to the proposed development at east, northeast and southeast sides. Therefore, it is deemed that the neighbouring properties on this side would not receive an adverse impact resulting from the proposal.
- 7.11 To the front of the application site, it is considered that the residential properties are located at sufficient distance to avoid any detrimental impact resulting from the proposal.

- 7.12 Considering all the above, it is deemed that the proposal would not have a detrimental impact on the residential amenity of the neighbouring properties. In conclusion, the proposal does not appear overbearing or lead to loss of privacy, views, daylight or overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking matters

- 7.13 The proposal would result in the creation of an ensuite bedroom with dressing room at the first-floor level. Currently the property comprises four bedrooms at first floor level including the one occupying the roof space above the ground floor living room. The Havant Borough Council Parking SPD states that for a 4-bedroom dwelling, a minimum of 3 car parking spaces would need to be provided within the curtilage of the site. The proposed plans show an existing provision of three car parking spaces at the front paved area of the property. Therefore, it is considered that the current provision is concurring with Havant Borough Council Parking SPD and Policy DM13 of Havant Borough Council Local Plan (Core Strategy 2011).

8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00382, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Plans Location & Block Plan - Dwg No.24027-02-D - Uploaded 21 May 2024

Design & Access Statement - Uploaded 21 May 2024

Reason: To ensure provision of a satisfactory development.

- 3 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.