

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM10 (Pollution)

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)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Grainne Rason

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

No comments received.

Emsworth Residents Forum

No comments received.

Environmental Health Manager, Community Group

Based on the close proximity of neighbouring residential properties, I would ask that the following informatives be added to the Decision notice, should the Planning authority be minded to approve this application:

Regarding Hours of Work:

You are hereby advised to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 - 18.00 and Saturday: 8:00 - 13.00.

This is to protect the occupants of nearby residential properties from noise and vibration nuisance.

Regarding Bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with

the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is to protect the occupants of nearby residential properties from smoke nuisance.

Regarding Dust Control:

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site, during any demolition, excavation, clearance, and construction works. Some site-specific mitigation measures can be found in the IAQM Guidance on the assessment of dust from demolition and construction 2014.

This is to protect the occupants of nearby residential properties from any dust nuisance that might arise.

Regarding wood burning / multi fuel stoves:

You are hereby advised that whilst no smoke free zones currently exist within the Havant borough, this does not relieve operators / owners of wood burning or multi-fuel stoves / appliances, from ensuring that they do not cause nuisance to other residents within their neighbourhood. If you are unsure as to what your position would be in relation to existing legislation such as the Environmental Protection Act 1990 or the Clean Air Act 1993, it is recommended you contact the Environmental Health Pollution team, at Havant Borough Council.

This is to protect the occupants of nearby residential properties from smoke nuisance.

Conclusion: NO OBJECTION

Officer's comment: the recommended informative have been included in the decision notice.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Representation in support of the proposal: <i>Whilst I support, overall, what is planned, because the proposed ground floor extension extends all the way to the west boundary, there should be a</i>	Noted. Each planning application would be assessed on its planning merits, therefore attaching a condition for a future proposal would not be relevant to this application.

condition attached restricting a first floor being added at a later date. This will maintain the important visual separation between properties.

We can only assess the development that is being applied for here.

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

(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 works consist of multiple works including the demolition of an existing rear conservatory followed by the construction of a rear extension to be used as an expansion to the kitchen and dining area opening to a rear ground floor terrace area, and a side extension connected to the kitchen area and comprising a utility room and a shower room. The side and rear extension would be a single storey built with a flat roof forming a wraparound extension. The side extension would be protruding by approximately 2.56 metres from the side elevation with a height of approximately 3.15 metres, no side windows, and would be recessed by approximately 1.65 metres from the front main building line comprising bay windows and a lean-to porch which are creating a further front visual line of approximately 1.3 metres. The rear extension would be covering the existing conservatory footprint protruding to the south by approximately 5.67 metres from the rear wall of the current dining area, and protruding to the east side by approximately 3.6 metres from the current hallway bathroom east side wall and approximately 5.7 metres from the current kitchen east side wall with a total height of approximately 3.4 metres. At the rear elevation facing south, the rear extension would have three set of double sliding doors allowing access to a newly formed terrace with a timber pergola. Both extensions would be constructed with materials matching existing ones in the main dwellinghouse and annexe. Therefore, it is considered that the proposed works would be in keeping with the context of the main dwellinghouse.

7.4 Additionally, with regard to Havant Borough Council Design Guide SPD and the character of the surrounding area, it is considered that the design, scale and sitting of the proposed extensions would result in a subservient and modest appearance in relation to the main dwellinghouse. Furthermore, considering the existing gaps and different design and styles in the neighbouring area, it is deemed that the proposal would be acceptable albeit the side extension would be visible from a couple of vantage points within the streetscene.

7.5 The proposal also includes alterations to the existing roof resulting in the replacement of the roof materials and the construction of an L shaped dormer following the removal

of existing Velux roof balcony rooflights serving the study at the attic floor level and PV panels. The existing roof materials would be reused for the same roof and the dormer would include a new window to serve the study and two small designed glazed openings at the south and east elevations. The proposed L shape dormer would incorporate a flat roof and sited at approximately 240 mm from the roof ridge and 450 mm from the bottom roof edge and would be constructed with a dark grey GRP roof and dark grey zinc cladding to side walls matching, in appearance and colour, the existing. With regard to Havant Design Guide SPD recommendation, it is considered that the dormer would be of acceptable design, material and scale, would appear subordinate to the roof slope, thus would not result in an adverse impact to the character of the main dwellinghouse. Furthermore, by dint of its position, the proposed dormer would not be readily visible from the streetscene, thus it is considered that the proposed works would not result in a limited and acceptable impact to the character of the area and the streetscene.

- 7.6 Considering the design of the proposed works, the amount of the development and the varied styles and forms within the neighbouring area, it is deemed that the proposed works would be appropriate and would not result in an adverse impact on the character of the main dwellinghouse and the visual amenity of the locality, concurring with the requirement of the 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 rear extension would replace the conservatory at the rear of the main building, while the side extension would form a new addition to the property at the west side. The combined extension would be located at approximately 300 mm from the west side boundary and approximately 7.1 metres from the east side boundary.
- 7.8 To the west side, is property at No.64 Warblington Road. The side part of the extension would be located the closest to this property. The side extension would not result in any side windows facing this property. Furthermore, considering that the side and rear extension are single storey with a flat roof, it is deemed that the existing tall hedge would provide a sufficient screen to the wraparound extension, thus would avoid a harmful overbearing and overlooking impact to the neighbouring property. Additionally, although the adjacent property benefits from a side window facing the application site where the existing hedge is lower at the boundary, it is considered that where the existing window is located further to the rear vis-à-vis the proposed extension and the separating distance of approximately 1.5 metres between the two facing side elevations, a harmful loss of daylight and view to this neighbouring property would be avoided. Overall, it is deemed that the impact of the proposed extension to this neighbouring property would be limited and acceptable.
- 7.9 To the east side, are the properties at No.52 and No.54 Kings Road. It is noted that the proposed extension would be located, at the closest point, at approximately 7.1 metres from the side boundary line, and approximately 10 metres from the main building at the neighbouring property at No.52. Therefore, considering the existing annexe at the application site, the tall hedging, and the detached garage of property No. 54 Kings Road at the east side boundary, it is deemed that those elements would provide a significant screen to the proposed extension including the side windows at the east elevation of the proposed rear extension. Furthermore, considering the wraparound extension's total height and being a single storey structure with a flat roof, it is concluded that the impact on the neighbouring properties on this side would be limited and acceptable.

- 7.10 In regard to the proposed L shape dormer, it is noted that this development would be mainly screened from the west and north sides by dint of its position within the existing roof structure, thus unlikely resulting in any adverse impact on the neighbouring properties at the west and north sides. On the east side, the proposed dormer would be sitting at approximately 11.85 metres from the closest neighbouring property and would include a porthole window at the side wall of the dormer facing the neighbouring property at No.52 Kings Road. Additional information has been provided by the agent showing a detail section at the east facing porthole. By dint of the recessed position of the porthole window of approximately 1.9 metres from the edge of the existing roof and the modest height of the dormer, it is deemed that the sight angle from the proposed porthole would be limited and having mainly long distant horizontal views, thus a direct view onto the private amenities of the neighbouring properties would be avoided. Therefore, it is considered that the overall proposal would not result in harmful overlooking or loss of privacy or appear overbearing to the neighbouring properties on this side.
- 7.11 On the south side, the dormer would result in a window facing the properties on this side. While the closest neighbouring property would be at approximately 24.5 metres from the proposed window, it is noted that the level of overlooking resulting from the proposal would not be materially different from the existing by dint of the existing Velux roof balcony rooflights at the south elevation. Therefore, it is considered that the impact of the dormer on the neighbouring properties on this side would be limited and acceptable.
- 7.12 Given the design and scale of the proposed development, the position from the existing boundaries and the existing buildings, it is considered that the proposal would not have a detrimental impact on the residential amenity of these neighbouring properties. In conclusion, the proposal does not appear overbearing or lead to loss of privacy 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 Havant Borough Local Plan Core Strategy (2011).

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/24/00307, 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 Ground Floor Plan - 2303/1000/P2 - Uploaded 29 April 2024
Proposed first floor, attic and roof plans - 2303/1001/P3 - Uploaded 29 April 2024
Proposed Elevations - 2303/0200/P1 - Uploaded 18 April 2024
Block Plan - 2303/0000/P1 - Uploaded 18 April 2024
Location Plan - Uploaded 18 April 2024
Detail and Section of Attic Porthole Window - Uploaded 22 August 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.