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|-------------------|---------------------------------------------|---------------|---------------|
| Site Address:     | 18 St James Road, Emsworth, PO10 7DN        |               |               |
| Proposal:         | Retrospective single storey rear extension. |               |               |
| Application Type: | Retrospective Planning Permission           |               |               |
| Application No:   | APP/24/00699                                | Expiry Date:  | 07/11/2024    |
| Applicant:        | Ms Morran                                   |               |               |
| Agent:            | Miss Travers-Ayre<br>Thorns Young           | Case Officer: | Denise Sheath |
| Ward:             | Emsworth                                    |               |               |

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

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## **1 Site Description**

18 St James Road, Emsworth, is a two storey semi-detached property constructed with brown/red brick with a grey slate roof. The frontage of the property is block paved to allow for off road parking of vehicles. The rear of the property benefits from a large rear laid to lawn garden with an summer house adjacent the rear boundary. The rear and northern rear side boundary treatment consist of 1.8m close boarded wooden fencing, with a mix of 1.8m close boarded wooden fencing and a 2m hedge along the rear southern boundary.

## **2 Planning History**

None Relevant

## **3 Proposal**

Retrospective single storey rear extension.

## **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**

**Councillor Charles Robert**

Concerns raised regarding the loft conversion.

**Officer Comment:**

Councillor Robert was advised that these works were carried out under permitted development and are not part of the planning application.

The side window at second floor level within the southern side elevation is to be replaced with obscure glazing - the case officer will be carrying out a site visit within a month of the decision to ensure this has taken place.

**Emsworth Residents Forum**

No comments received

**Southern Gas Network**

No comments received - A standard informative has been placed upon the decision.

**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: 1

| Comment                                                                                                                                                                                                               | Officer Comment                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| The large rear extension on the first floor ( full sized floor to ceiling glass double doors) completely overlooks the cottages in North street and impacts on the privacy of the properties.                         | The loft conversion works which have been carried are not part of this planning application and were carried out under permitted development. |
| The relatively private gardens now have a large overbearing window bearing down on them completely compromising the privacy of the properties. This will have an impact on future renters/buyers of these properties. |                                                                                                                                               |

**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 application is to seek retrospective planning permission for a single storey rear extension. The extension has a depth of 5m, a width of 5.4m and a height of 2.9m with a roof lantern at a height of 3.3m, the materials which have been used in the development consist of a render white in colour. A window has been installed within the southern side elevation at a height of 1.8m from the ground floor level. The extension is not visible from the public realm and does not create a harmful impact on the character of the area.

- 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 neighbouring properties to the rear (No. 48 & 50 North Street) have a distance of approximately 25m to the shared boundary with a distance of 37.5m from the extension to their rear facing elevations. These neighbouring properties are screened by the boundary treatment of wooden fencing with hedging and shrubbery along the shared boundary and the outbuilding within the application site adjacent the rear boundary, therefore the impact on these neighbouring properties is considered minimal.

- 7.6 The neighbouring property to the north (No.16 St James Road) already benefits from a single storey rear extension. The application extension protrudes a further approximate 1.5m along the shared boundary. The impact from the retention of the extension is considered minimal and acceptable.

- 7.7 The neighbouring property to the south (No. 20 St James Road) is set approximately 3m forward of the application site and is screened by the 1.8m wooden fence along the shared boundary. There is a gap of 1m from the extension to the shared boundary. A window has been inserted within the south side facing elevation of the extension at a height of 1.8m from ground floor level. It is not considered that the window would create any overlooking or loss of privacy due to its height from the ground floor level. It is therefore considered that the impact from the retention of the extension upon this neighbouring property is limited and acceptable.

- 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).

(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 retrospective approval.

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## **9 RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/24/00699 subject to the following conditions

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

Location Plan - Received 12 September 2024

Proposed Block Plan - Received 12 September 2024

Existing and Proposed Elevations and Floor Plans - Drawing No. 7188 23A

0001 - Received 03 October 2024

**Reason:** - To ensure provision of a satisfactory development.