

DELEGATED OFFICER REPORT

Site Address:	50 Long Copse Lane, Emsworth, PO10 7UR		
Proposal:	Proposals include replacement entrance porch and new front veranda. General door and window alterations and introduction of tile hanging to front elevation (first floor).		
Application Type:	Full Planning Permission		
Application No:	APP/24/00994	Expiry Date:	05/02/2025
Applicant:	Mr & Mrs Brown		
Agent:	Mr Bessant	Case Officer:	Jennie Fox
	JB Architecture		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 50 Long Copse Lane, Emsworth, PO10 7UR is a two storey detached dwelling to the south of, and accessed from, Long Copse Lane. The property is finished in brick and hung tiles, with white uPVC fenestration under a plain clay tile roof and is set well back from the road behind a gravel driveway and front lawn with mature boundary planting. There is a detached single garage to the front of the property adjacent to the east boundary.
- 1.2 The application site is on the northern edge of an established residential area (although outside the built up area as defined by the Local Plan) and is opposite open fields to the north, which are well screened from Long Copse Lane by a mature hedgerow. The area immediately surrounding the application site is characterised by large detached dwellings within generous plots. Long Copse Lane is a narrow metalled road without pavements and with minimal street lighting.

2 Planning History

APP/13/00085 - Application for Certificate of Lawfulness relating to the use of the building as a single dwelling house., PERM,15/03/2013

3 Proposal

Proposals include replacement entrance porch and new front veranda. General door and window alterations and introduction of tile hanging to front elevation (first floor).

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)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist, Tree Team

No comments received.

Councillor Charles Robert

No comments received.

Councillor Grainne Rason

No comments received.

Councillor Reuben Mychalecky

No comments received.

Ecologist

No comments received.

Emsworth Residents Forum

No comments received.

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: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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 outside the built up area, however the proposals constitute alterations to a residential house and are modest in scale, 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 a front extension, which replaces an existing entrance porch, a new front veranda forming part of a wraparound hipped roof with the extension, alterations to fenestration, and the introduction of tile hanging to the front of the property. It is noted that there is already tile hanging to the west elevation and that the proposed brickwork, hung tiles, roof tiles, and windows will all be in materials to match the host dwelling. The adjacent property at No.48 is currently tile hung at first floor similarly to the proposals. Timber posts are proposed to the veranda, which are considered to be in keeping with the character of the surrounding area. The proposed materials are therefore deemed to be acceptable.

7.4 The proposed front extension would be approximately 4.15m wide, have a maximum height of 3.8m, and be 3.4m deep, effectively squaring off the north-west corner of the ground floor plan. It is noted that the proposed extension would be the same depth as the existing porch and only 1.3m wider. The proposed extension would be modest in scale and, due to the angle of the driveway and the screening effect of the boundary planting, would have a minimal impact on the streetscene.

7.5 The proposed veranda would extend forward of the host dwelling by approximately 1.1m and would continue the line of the proposed extension roof at the same height, extending in width by approximately 7.7m up to the existing chimney. The proposed structure would be open on all sides with a hipped roof matching the form of the host dwelling. There are similar style open timber frame porches and car ports found elsewhere in Long Copse Lane, and the proposed veranda is therefore considered to be in keeping with the character of the area.

7.6 The removal of an existing stairwell window is also proposed. The window in question is large in proportion to other fenestration within the front façade and has a somewhat incongruous appearance. The two new windows proposed at first floor would serve the first floor hallway/staircase and bedroom 4 and would be of a style and appearance in keeping with the existing fenestration.

7.7 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

- 7.8 To the west is No.48 Long Copse Lane, a two storey detached dwelling separated from the application site by mature hedge planting. No.48 also has an existing lean to extension adjacent to the shared boundary and approximately in line with the proposals. An 8m separation gap would be maintained between the flank wall of the proposed extension and No.48. Whilst the proposed extension would include a side facing window, it is noted that this would be of the same scale and distance to the neighbouring property as the existing lounge window and that the existing porch currently has extensive side facing glazing. The alterations to fenestration and materials are to the front of the host dwelling only and would not be visible from neighbouring dwellings. Consequently the impact to No.48 is considered to be limited and acceptable.
- 7.9 To the east is No.52 Long Copse Lane. The position of the existing garage would obscure the proposed veranda from the view of No.52, and the proposed front extension would not in any case be visible as it would not project forward of the line of the host dwelling. As with No.48, fenestration alterations would not be visible from the side. The impact to No.52 is therefore deemed to be minimal.
- 7.10 Properties to the south and rear are at least 50m from the rear of the host dwelling and, as the proposed works are to the north side of the host dwelling, are unlikely to be affected by the proposals.
- 7.11 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)

- 7.12 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**

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:

SITE & LOCATION PLANS PL.850.24 - 01

EXISTING FLOOR PLANS & ELEVATIONS PL.850.24 - 02

PROPOSED FLOOR PLANS, NORTH & WEST ELEVATIONS PL.850.24 - 03

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.