

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Amy Redsull - Leigh Park Hermitage

No comments received

Councillor Richard Joseph Spence Brown

No comments received

Councillor Vicky Rhodes

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 and planning history
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) Flood zone

(i) Principle of development and planning history

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

7.3 This application follows the refusal of planning applications APP/23/01027 and APP/24/00259 both for the following reason;

1. The proposed garage by virtue of its location forward of the established front building line and the prominent corner location of the application site would result in an unsympathetic development that is out of character with the established pattern of development within the nearby area and that would be detrimental to the visual amenities currently enjoyed by its residents contrary to the provisions of the National Planning Policy Framework, Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Havant Borough Design Guide SPD which collectively require development to respect local context and create a positive relationship between buildings
- 7.4 The current proposal differs to the previously refused schemes as it would be sited away from the eastern site boundary and would be attached to the dwelling house, replacing an existing car port.
- 7.5 Since the determination of applications APP/23/01027 and APP/24/00259 there has been no material change to local or national planning policy, relevant to this application.
- 7.6 This report will assess whether the proposal overcomes the above reasons for the previous refusals and whether it is acceptable in its own right.

(ii) Appropriateness of design and impact on the character of the area

Character, bulk and the streetscene

- 7.7 The works would be readily visible upon the streetscene with regards to removing the existing car port and the erection of a single storey garage to the side of the main dwelling. Officers also note that No.27 Rownhams Road is a corner property and this means that the visual impact would be heightened, with regards to its relatively prominent location.
- 7.8 The application would remove the existing car port, this is considered acceptable.
- 7.9 The application seeks the erection of a single storey garage attached to the side of the main structure of the house. It would feature an approximate width of 4.7 metres, an approximate depth of 4.4 metres and an approximate maximum height of approximately 4 metres.
- 7.10 The proposed single storey garage addition would feature a gable pitch and would feature a reasonable addition of bulk to the side of the main dwelling. The increase in bulk however, would be lessened in that it would replace the existing car port, furthermore, officers do note that in regard to its single storey nature and modest proposed ridge height of approximately 4 metres that it would be considered a subservient addition to the application site and is therefore considered acceptable in this regard.
- 7.11 The Havant Borough Design Guide SPD ordinarily prefers that "*Garages and car ports should not project forward of the building lines*". The proposed garage would not project ahead of building lines on Rownhams Road, and would very moderately extend forward of the building line for Monkwood Close. However, with regard to Monkwood Close, the proposed garage, would not project further than the existing car port. In light of this, this addition, is not considered to unacceptably breach building lines and can be seen as an acceptable addition to the main dwelling. Officers

are also satisfied that the refusal reason for applications APP/23/01027 and APP/24/00259 has been satisfactorily addressed.

Materials

- 7.12 The single storey garage would feature the same roof materials as the existing dwelling and would feature orange brickwork for the external walls, this is considered acceptable.
- 7.13 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 2011). 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

- 7.14 To the southwestern side and northeastern side of the application site are properties at No.25 Rownhams Road and No.1 Monkwood Close. Due to proximity, the main impact to assess would be in regard to these properties. Due to the location, nature and scale of the works, properties to the front and rear of No.27 Rownham's Road are considered to be acceptably impacted.

No.25 Rownhams Road

- 7.15 To the southwestern side of the application site, is No.25 Rownhams Road. Due to its proposed location being shielded by the main dwelling, this property is considered to be acceptably impacted regarding overlooking concerns or overbearing and overshadowing concerns.

No.1 Monkwood Close

- 7.16 To the northeastern side of the application site is No.1 Monkwood Close. The proposed garage would be single storey and feature a maximum height of approximately 4 metres. The garage would feature an approximate minimum separation distance of 6.2 metres from No.1 Monkwood's curtilage, at this distance, the garage would have acceptable impacts regarding overshadowing and overbearing concerns. Regarding overlooking concerns, the garage would feature no fenestration for its side elevation, and its front elevation's fenestration would face the public realm and not No.1 Monkwood Close and would therefore have acceptable impacts upon No.1. Regarding the rear fenestration, it would feature fenestration to serve a door of the garage. This rear door would provide views of the rear amenity space of No.27 and would face boundary treatment, and is not considered to unacceptably increase overlooking of No.1. With regards to these concerns, this proposal is considered to have an acceptable impact upon No.1 Monkwood Close.
- 7.17 Consequently, it is considered that the proposal would 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 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.18 This application would reduce the amount of parking space on the application site,

due to the removal of the car port and erection of the single storey garage. The applicant has confirmed in an email that the single storey garage would not be used for parking. The applicant has confirmed that the dwelling is a 3 bedroom property. This requires 2 parking spaces to conform to the Havant Parking SPD's requirements. It was considered on a site visit that the available driveway if this garage was to be constructed would easily be able to fit 2 cars. In light of this, this application is considered to accord with the Havant Parking SPD and Policy DM13 of the Havant Borough Local Plan (Core Strategy 2011) and is considered acceptable.

(v) Flood zone

- 7.19 The application site is located within Flood Zone 3. Paragraph 174 of the NPPF requires a site-specific flood-risk assessment for all development within Flood Zones 2 and 3, a consultation or further action. As part of the flood risk assessment submitted with this proposal, it is stated "*New extension floor levels are set at no lower than the existing house ground floor*" and "*flood proofing of the proposed development has been incorporated where appropriate*".
- 7.20 Officers are therefore satisfied with the flood risk assessment and that there would be no increase in flood risk elsewhere and that the proposal would comply with the requirements of the NPPF and policy CS15 of the Havant Borough 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/24/00671

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:

EXISTING ELEVATIONS: Uploaded 3/9/24
LOCATION PLAN: Uploaded 3/9/24
PLAN VIEWS: Uploaded 3/9/24
PROPOSED ELEVATIONS: Uploaded 3/9/24
SITE PLAN: Uploaded 3/9/24
FLOOD RISK ASSESSMENT: Uploaded 3/9/24

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.