
Site Address: 11 Record Road, Emsworth, PO10 7NS
Proposal: Two-storey rear and side extensions and alterations to the fenestration.
Application Type: Full Planning Permission
Application No: APP/23/00535 Expiry Date: 21/08/2023
Applicant: Mrs Oliver
Agent: Mr Kirk Case Officer: Josephine Lacey
Manorwood
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Record Road, Emsworth is a detached two storey dwelling with a pitched roof with an attached garage to the south side elevation, a single storey side extension with a hipped roof extending into the rear garden, and a flat roof rear extension extending from the north half of the rear elevation into the rear garden. The property is made up of red facing brick to the elevations and a slate roof. The frontage is made up of a grass area and paving for vehicle parking. The property is located to the east side of Record Road within the residential area, surrounded by properties of similar design and height.

2 Planning History

None recent or relevant.

3 Proposal

Part two story and part single storey rear extension to replace existing single storey rear and side extensions.

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

Councillor Grainne Rason

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

No comments received.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:
southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:
gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
This large 2 storey extension will reduce the level of natural light coming into my kitchen. A preferred option would be a single storey extension or at least a reduction in the extent of the 2 storeys	Noted, see section 7.
We have a single story extension with a glass roof window for light and chose this option so as not to restrict the sunlight to our neighbour to the north. This 2 story extension is likely to restrict the light to our property and so we would prefer to see a single story extension or possibly a 2 story extension that doesn't extend so far out to the east. We appreciate that obscured windows have been specified on the north facing walls and would like this enforced as part of the planning. Rather than object we have lodged a neutral comment for consideration here.	Notes, see section 7.

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

(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 proposal consists of the construction of a two-storey rear extension and part single-storey rear extension to replace existing single storey rear and side extensions. Following the removal of the existing rear and side extensions, there would be an open plan kitchen, dining and seating area to the rear on the ground floor, and the garage would be reduced in size with a utility room to be constructed within the original garage area. Within the first floor, the proposal would accommodate two larger bedrooms; each with an en-suite and dressing room, meaning the total number of bedrooms within the dwelling would be 3. The proposal would include minimal changes to the front elevation; there would be an additional uPVC first floor window on the side extension, which would extend at a reduced eaves height subservient to the main dwelling, and a new garage door. The brickwork would be to match existing, and so would the roof tiles.
- 7.4 The two-storey rear extension would extend from the existing roof height into the rear garden by approximately 5.8m, with an additional window in the first floor rear elevation and new aluminium bi-folding doors on the ground floor of this elevation. To the north elevation, there would be changes to the fenestration, with two additional windows; all of which being obscure glazed on this elevation. The two-storey side extension would follow the roof slope down to an eaves height of 4.6m, 1.2m lower than the main roof, and would extend to the same point on the south side elevation at which the original single-storey extension joins the garage, with four new windows on the ground floor and three additional roof lights within the proposed new roof of the extension.
- 7.5 The proposed materials are in keeping with the surrounding area and main dwelling, and 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

- 7.6 To the north, adjacent to the application site is 13 Record Road. The proposed two-storey extension would extend 5.8m along the shared boundary with this property from the existing rear elevation of the two-storey wall at the height of the existing dwelling. The proposed new windows on this elevation would be obscure glazed, meaning there will not be any increased overlooking/ loss of privacy. The proposal would cause some loss of light and outlook to the first floor bathroom and to the garage which has 2 velux windows within the roof, but since these rooms are not living areas, this is not a significant factor in determining this application. In addition it is noted that No.13 has a rear single storey extension with roof lights set off the boundary, given the set off and the extensions roof sloping away from the common boundary any impact on light would not be sufficient to warrant a refusal of planning permission. Therefore, the proposal would have a limited and acceptable impact on light, outlook and privacy on this neighbouring property.

- 7.7 To the south, adjacent to the application site is 9 Record Road. The proposed two-storey side extension would be approximately 3.3m from the shared boundary with this property, approximately 4.7m from the dwelling's north elevation, and approximately 9m from the windows facing the proposal on the north elevation. There would be new fenestration to this elevation, but there are already several windows on this elevation in the same area, meaning that the amount of overlooking between these properties would not be significantly increased. The first floor rooflights would have a sill height of 1.7m prevent overlooking from the first floor level. Due to the orientation of the application site and movement of the sun throughout the day, the proposal is not likely to cause any harmful overshadowing or loss of sunlight to this property. It is also not likely to significantly impact outlook from this property, and it does not conflict with the Havant Borough Design Guide SPD daylight assessment. Therefore, the proposal will have a limited and acceptable impact on this neighbouring property, is not sufficient to warrant refusal.
- 7.8 To the rear, there are no properties within over 50m of the proposal, and the development would largely be screened by existing vegetation. The proposal is not likely to have any harmful impact on these properties due to these factors. There are also no properties immediately opposite to the front of the property.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to harmful 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) Parking

- 7.10 The proposal requires 3 parking spaces under the requirements of the Council's Parking Standards SPD and these are provided to the front of the property.

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/23/00535 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:

2306RE_R0_000	LOCATION AND BLOCK PLAN
2306RE_R0_100	EXISTING AND PROPOSED GROUND FLOOR PLAN
2306RE_R0_100A	PROPOSED GROUND FLOOR PLAN
2306RE_R0_101	EXISTING AND PROPOSED FIRST FLOOR PLAN
2306RE_R0_101A	PROPOSED FIRST FLOOR PLAN
2306RE_R0_102	EXISTING AND PROPOSED WEST ELEVATIONS
2306RE_R0_103	EXISTING AND PROPOSED SOUTH ELEVATIONS
2306RE_R0_104	EXISTING AND PROPOSED EAST ELEVATIONS
2306RE_R0_105	EXISTING AND PROPOSED NORTH ELEVATIONS

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015 (as amended), prior to first occupation of the extension hereby permitted the windows in the ground and first floor on the north facing elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The proposed rooflights in the first floor south facing roofslope shall have a minimum cil height of 1.7m from finished floor level.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.