

DM9 (Development in the Coastal Zone)

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

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comments received.

Councillor Mark Coates

No comments received.

Councillor R Raines - Hayling East

No comments received.

Environment Agency

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	N/A

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) Flood risk
- (v) Parking matters

(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 demolition, construction and internal alterations works resulting in roof extension in addition to other external works on the dwellinghouse envelope. The parts to be demolished are the existing rear and front elevations including the existing front conservatory with glass panels and pitched glass roof, the front elevation brick wall behind the porch, the rear rendered brick wall and the external toilet with pitched tiled roof. Front and rear single storey extensions are then proposed with a new type of cladding.

7.4 The front extension will incorporate additional spaces to the existing bedrooms at ground floor level, served by two windows at the front elevation and a new recessed entrance door. The rear extension would create a new open kitchen and dining area and would be served by a window on the rear elevation and bifold patio doors on the rear and east side elevations and roof lanterns. To the north and attached to the rear extension, a raised patio area of approximately 300mm above garden level would be created. The external materials on the proposed elevations would be off white rendering with vertical cedar cladding and all new windows and doors would be matching the proposed anthracite UPVC materials, and the existing windows will be altered to the same material with one east side window being removed. These works are considered acceptable in terms of design and planning being in context with the area and are deemed to be an upgrade to the existing dwellinghouse appearance.

7.5 Other works on the properties consists of the alteration of the existing roof type and height and the construction of an upper floor level. The roof style would be changed from hipped to barn hipped and the ridge height would be raised to roughly match the neighbouring roof at property at No.147. The total height of the dwellinghouse will be increased from approximately 5.768 metres to 6.792 metres. The roof will incorporate three new rooflights on the side elevations. These alterations are considered appropriate in scale and form to the main dwellinghouse and would not adversely affect the character of the area.

7.6 The balcony would be fronting the main road and constructed on the flat roof level of the front extension protruding by 1.7 metres from the front elevation with a width of 5.1 metres. The balcony door material would match the proposed materials for other fenestration on the main property and the balustrade would be constructed in glass. These design elements are considered to be sympathetic forms of development and would appear less intrusive within the streetscene. Other glass balconies can also be identified in neighbouring properties fronting the main street along Southwood Road. Although distinctive, the proposal is deemed to be in keeping with the character of the area.

7.7 It is noted that residential properties along Southwood Road are various in style and

design with a mix of heights. Considering the existing property and the neighbouring area, the proposed alterations, materials and design for this dwellinghouse are considered to be an enhancement and would make the property visually attractive, portraying good design principles in form and style, and more in context of the surrounding area. Therefore, the proposal is deemed appropriate and would not result in an adverse impact on the visual amenity of the locality, responding to the requirements of Havant Borough Design Guide SPD and Policy CS16 of the HBLP Core Strategy (2011).

(iii) Effect on neighbouring properties

- 7.8 The proposed front extension as well as the roof alterations would be highly visible from the streetscene. However, taking into consideration the appropriateness of the design, the properties on the opposite side of Southwood Road are considered to be at sufficient distance to not receive any harmful impact of overlooking or overshadowing resulting from the proposal. Furthermore, the symmetrical design of the proposal, the choice of material and the raised roof of approximately 1 metre more than the existing are considered to lead to a modest form of development integrated with the neighbouring properties.
- 7.9 On the east and west side, there is respectively property No.151 and No.147. The front extension would protrude by approximately 1.8 metres which is the same as the existing porch. Also, the existing porch has glass panels on both sides whereas the proposed front extension would have no side windows. Therefore, the proposed extension would improve the privacy and reduce overlooking while the increased height of 700 mm is acceptable considering the separating distance between the dwellinghouse and the neighbouring properties. Furthermore, the balcony would be extended forward the side windows on both adjacent properties reducing the potential overlooking.
- 7.10 The proposed roof alterations would result in one rooflight on the west elevation and two rooflights on the east elevation. The section submitted by the applicant show that the rooflights would be positioned at 1.7 metres above the floor plan. Additionally, the increase of approximately 1 metre in ridge height is considered acceptable by dint of the separating distance between properties and their heights. It is also noted that one of the side windows facing property at No.151 and the three existing windows on the west side elevation facing property No. 147 would be removed. Therefore, the proposed alterations of the roof are considered appropriate and would not result in any significant adverse impact of overlooking, overshadowing or loss of privacy to the adjacent properties.
- 7.11 The proposed rear extension would be positioned at approximately 2.65 metres from the boundary line with adjacent property at No.151, approximately 1.1 metres from the boundary line with adjacent property at No.147 and 3 metres from its side elevation. Furthermore, the height has been amended to be approximately 3.3 metres and to ensure privacy between neighbours, a fence of 1.8 metres would be erected prior to the commencement of works and would go along the boundary line starting from a position adjacent to the rear wall of house No.151 to the north boundary of their garden resulting in the proposed glass door on the side elevation being mainly screened by the fence with no windows proposed on side elevations. Additionally, considering the orientation of the existing property vis-à-vis the neighbouring properties, particularly the existing on the east side, the impact would not be significantly different from the current one. For these reasons, the proposed extension is considered acceptable in mass and design, and would not result in any harmful

impact of overlooking, overshadowing or loss of privacy the adjacent properties.

- 7.12 To the rear of the application site, the neighbouring properties are considered to be at sufficient distance not to receive any harmful impact from the proposed development.
- 7.13 Given the design and size of the new build, the setback distance from the existing boundaries between the proposed developments and the neighbouring properties, it is considered that the proposal would not have any unacceptable impacts on the residential amenity of these neighbouring properties. Therefore, the proposal does not appear overbearing or lead to any significant loss of privacy, sunlight or outlook, or result in 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 the HBLP (Core Strategy).

(iv) Flood risk

- 7.14 The site is located within Flood Zone 2 and 3. The proposal includes a rear extension, a front extension and an additional living area in the roof space. The Design and Access Statement (DAS) submitted by the agent confirmed that appropriate mitigation measures have been considered. For instance, additional internal floor space would be retained at existing levels with decreased amount of hard landscaping and permeable paving surfaces. It is considered that the proposal would not result in an increase of flood risk meeting the requirements of Policy CS15 and Policy DM9 of the HBLP (Core Strategy). The DAS will be part of the approved documents.

(v) Parking matters

- 7.15 There are 3 existing bedrooms at the property and the proposed works would not result in an increase of bedrooms. The proposal shows a new paved area at the front to create driveway and a parking area using a permeable paving material. Additionally, there is enough existing space at the front of the property to allow for 2 parking spaces. Therefore, the current provision of 2 spaces would be meeting the requirements of Havant Borough Parking SPD and policy DM13 of the HBLP (Core Strategy) 2011.

8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, amount and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00496, 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:

SG-23-100-P01A	Proposed Site Layout
SG-23-100-P02A	Site Location and Block Plan
SG-23-100-P03	Proposed Floor and Roof Plans
SG-23-100-P04A	Proposed Elevations
SG-23-100-P07A	Existing and Proposed Development Areas
SG-23-100-P08A	Flood Zone Map
SG-23-100-P09	Section through roof lights
Design and Access Statement June 2023	

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.

- 4 No development hereby permitted shall commence unless and until a fence with a height of 1.8 metres separating the application site and property at No.151 Southwood Road has been erected, from a position adjacent to the northern rear wall of No.151 Southwood Road to a position adjacent to the northern property boundary of No.151 Southwood Road . The fence shall thereafter be retained and maintained.

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