
Site Address: 23 Brent Court, Emsworth, PO10 7JA
Proposal: Alteration to the front roof pitch over bay window, new timber and glass porch and rebuild of existing conservatory with timber cladding elevations and tiled roof.
Application Type: Full Planning Permission
Application No: APP/23/01028 Expiry Date: 22/01/2024
Applicant: Mr & Mrs Wilkinson
Agent: Mr Davison Case Officer: Robert Riley
 iDraw Limited
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site, is a two storey detached dwellinghouse on the northwestern side of Brent Court located in Emsworth. The application site contains a paved driveway fronting onto Brent Court, and a front and rear garden. The property's materials are brown brickwork design to form its external walls with brown clay tiles in a pitched gable design for its roof.

The application site is in an area that is considered both urban and residential, with the character of the road featuring two storey brown brickwork design detached housing.

2 Planning History

There is no planning history associated with the proposal

3 Proposal

There are three proposals to the application site;

- Alteration to the front roof pitch over bay window
- New timber and glass porch
- Rebuild of existing conservatory with timber cladding elevations and tiled roof.

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)

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

5 Statutory and Non Statutory Consultations

Councillor Grainne Rason

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

No comment received

Emsworth Residents Forum

No comment 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
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) TPO's

- (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

Front porch

- 7.3 The proposal is to create a porch to the front of the property. The proposed porch would be placed at centre of the front elevation. The porch would have a depth of between 1.2 and 2.2 metres, a width of 2.2m and a maximum height of approximately 2.5 metres, the materials to be used in the construction of the proposed porch will feature oak posts and glass which are considered acceptable in this location contemporary and therefore acceptable.
- 7.4 The proposed front porch is readily available on the street scene, however, It is considered that the design of the porch is appropriate in context with the dwellinghouse and existing streetscene and will have no adverse impact on the character of the area and is therefore considered acceptable.

Front pitch over bay window

- 7.5 The proposal is to create a front pitch over the bay window to the front of the property. The proposed front pitch over the bay window would be installed on the front elevation .The front pitch would have a depth of approximately 1 metre, featuring a height that would be approximately 3.5 metres from ground floor level that would adjoin with the existing pitched roof over the living room, the materials to be used in the construction of the proposed front pitch over the bay window will match the materials used on the existing dwelling being proposed to be brown clay tiles.
- 7.6 It is considered that the design of the front pitch over the bay window is appropriate in context with the dwellinghouse and existing streetscene and will have no adverse impact on the character of the area.

Conservatory extension

- 7.7 The proposal is to rebuild the existing conservatory to the rear of the property. The proposed conservatory would be placed at western side of the rear elevation .The conservatory would have a depth of approximately 3.6m, a width of approximately 2.4m with a mono pitch roof design with a maximum height of 3.6m. The materials to be used in the construction of the proposed porch would feature timber cladding and brickwork to form the elevations, and a pitched roof constructed with tiles to match the existing dwellinghouse and containing solar panels. This is not readily available to the street scene and is of a similar scale and considered modern and contemporary and is therefore considered acceptable.
- 7.8 It is considered that the design of the conservatory is appropriate in context with the dwellinghouse and existing streetscene and will have no adverse impact on the character of the area.
- 7.9 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

- 8.0 To the eastern and southern sides of the application site are properties at No.s 22 and 24 Brent Court. Due to their proximity, the main impact to assess would be in regard to these two properties.

No.22 Brent Court

- 8.1 Regarding the proposed front pitch over bay window it is of a small scale of approximately a metre, and does not bring the property closer to No. 22 Brent Court and therefore is considered acceptable.
- 8.2 Regarding the conservatory rebuild It is located approximately 1.6 metres from the common boundary with No. 22. Though the proposed conservatory rebuild would be visible from the rear garden of No. 22 it would be of a similar scale, with the existing height of the conservatory to be raised by approximately 0.3 metres, with the existing maximum height of the conservatory being approximately 3.3 metres, with the proposed maximum height of the rebuilt conservatory being 3.6 metres. Additionally the conservatory would be using acceptable materials. Furthermore, due to its location and the boundary treatment, the replacement conservatory would not materially impact on the amenity of No. 22 .
- 8.3 The proposed porch includes an entrance door in the southern elevation with french doors to the eastern elevation. The entrance door and windows will overlook the front garden of the application site, and towards the front garden of No. 22. This area is currently readily visible to the public, and it is not considered that the proposal would materially change this..

No.24 Brent Court

- 8.4 Regarding the proposed front pitch over the bay window this is of a small scale being proposed to be approximately 1 metre, this is considered that it would have limited effects on No. 24 Brent Court and therefore is considered acceptable, due an existing garage immediately opposite. The replacement conservatory to the rear would not impact on No. 24.
- 8.5 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) TPO's

- 8.8 To the south and east of the site there are trees the subject of 2 Tree Preservation Orders, which are not within the curtilage of the application site. Due to the separation distances from the proposals the protected trees, would not be impacted by the development.

9 Conclusion

- 9.1 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/23/01028 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:

Drawing number: 20.345.100: EXISTING PLANS AND ELEVATIONS
Drawing number: 20.345.101: PROPOSED PLANS AND ELEVATIONS

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.