
Site Address:	80 Havant Road, Emsworth, PO10 7LH		
Proposal:	Demolition of existing conservatory, erection of single storey rear extension to create new kitchen/diner.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00620	Expiry Date:	12/10/2023
Applicant:	Mr Chilton		
Agent:	Mrs G Worden	Case Officer:	Denise Sheath
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

80 Havant Road, Emsworth, is a detached two storey property constructed with brown brick with red clay tile hanging to the first floor elevation of the front protruding element. The property benefits from a conservatory to the rear elevation with a patio area either side and a laid to lawn rear garden area. The front of the property benefits from a detached garage to the adjacent the front western boundary, there is a laid to lawn frontage directly to the front, eastern and western sides of the property with hardsurfaced area leading from the access to the detached garage.

2 Planning History

01/51275/008 - Retrospective application for the retention of conservatory to rear and proposed path and patio to rear. PERM - 26/11/2001
00/51275/007 - Relief from condition 7 of planning permission 00/51275/5 so as to allow for removal of hedgerow shrubs along the site's common boundary with 3 Barn Close and erection instead of 2m high lap larch screen fencing along the whole of that same common boundary. PERM 27/10/2000
00/51275/005 - Demolition of existing dwellinghouse and construction of two detached houses with detached garages and creation of new vehicular access onto Havant Road - PERM 14/04/2000
98/51275/004 - Demolition of existing dwellinghouse and construction of three no. 4 bedroom detached dwellinghouses and garages utilising existing access onto Havant Road. DIS - 17/09/1998
96/51275/003 - To demolish existing hotel and redevelop with 4 no detached dwellings with integral garages with access on to Havant Road, WD,02/09/1996
APP/21/01220 - Erection of rear part single storey, part two storey extension., PERM,11/01/2022
APP/22/00487 - Demolition of existing 7 bed dwelling and construction of detached building comprising 9No. 'Assisted Living' Apartments (Class C3) and ancillary Carers Management Suite together with associated parking, secure mobility scooter and bicycle storage, refuse /recyclables storage and landscaping. (Approved 10/03/2023)
Request to discharge conditions 9, 10, 13, 14, 15 and 17. (Received 27/06/2023).
Request to discharge conditions 8, 11 and 12 (recd 21.8.23). PERM - 10/03/2023

3 Proposal

Demolition of existing conservatory, erection of single storey rear extension to create new kitchen/diner.

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)
ENP_D2 (Height, Mass & Materials)

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

5 Statutory and Non Statutory Consultations

Not required.

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: 13

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

(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 is for the erection of a single storey rear extension following the demolition of the existing rear conservatory. The proposed extension will have a width of 5.3m from the rear south eastern elevation; a width of 5.8m with a depth of 3.9m attaching to the protruding rear elevation. The extension will have a pitched roof design with an eaves height of approximately 3m and a maximum height of 4.3m, 2No. roof lights are proposed to each side slope of the extension roof. The extension will be constructed with brick to match the existing dwellinghouse. The proposed extension would not be visible from the public realm. The design of the extension would compliment the design of the main dwellinghouse. It is not considered that the proposed extension would have harmful impact upon the character of the streetscene or dwellinghouse.
- 7.4 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

- 7.5 The proposed extension would have a distance of 4.5m to the shared boundary with the neighbouring property to the west (No.80A), with a distance of 6m to the side facing elevation. This neighbouring property would be mainly screened from the development by the 1.8m fencing along the shared boundary. It is not considered that the proposed extension would have a harmful impact upon this neighbouring property and any impact would be considered minimal and acceptable.
- 7.6 The proposed extension would have a distance of 3.5m to the shared boundary with the neighbouring property to the east (No.78), with a distance of 18m to the rear facing elevation. This neighbouring property would be screened from the development by the 4-5m hedging and shrubbery along the shared boundary. It is not considered that the proposed extension would have a harmful impact upon this neighbouring property and any impact would be considered minimal and acceptable.
- 7.7 The proposed extension would have a distance of 15m to the shared boundary with the neighbouring property to the rear (No.11 Barn Close), with a distance of 25m to the rear facing elevation. This neighbouring property would be screened from the development by the 1.8m fencing and 4-5m hedging and shrubbery along the shared boundary. It is not considered that the proposed extension would have a harmful impact upon this neighbouring property and any impact would be considered minimal and acceptable.
- 7.8 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.

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/23/00620 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:

Application Form - Received 18 August 2023

Location and Block Plan - Drawing No.2104-01-B - Received 04 August 2023

Existing Elevations - Drawing No. 2104-23-02 - Received 04 August 2023

Existing Floor Plans and Roof Plan - Drawing No. 2104-23-01 - Received 04 August 2023

Proposed Elevations - Drawing No. 2104-23-04B - Received 04 August 2023

Proposed Floor Plans and Roof Plan - Drawing No. 2104-23-03B - Received 04 August 2023

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.