

---

Site Address: Orchard Grange, 15 Beach Road, Emsworth PO10 7JS  
Proposal: New covered front entrance porch; first floor rear extension; alterations to the external surface of the existing dwelling; proposed replacement glazing units; removal of chimney.  
Application Type: Full Planning Permission  
Application No: APP/23/00591                      Expiry Date: 27/09/2023  
Applicant: Mr Porter  
Agent: Helyer Davies Architects                      Case Officer: Joseph Toole  
            Helyer Davies Architects Ltd  
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

---

## **1     Site Description**

Orchard Grange, 15 Beach Road, Emsworth is a two storey detached property located to the west side of Beach Road. The property comprises of dark half timber work with white render and clay roof tiles. Vehicular access is from Beach Road with parking to the front.

The property is located within a residential area with surrounding properties differing in style and design.

## **2     Planning History**

02/56070/002 - Two storey side extension. (Revised application), REF,24/02/2003  
02/56070/001 - Two storey side extension, REF,30/07/2002  
04/56070/003 - Brick wall (height 2m) to southern boundary., PERM,14/01/2005  
APP/12/00212 - First floor rear extension., PERM,27/04/2012

## **3     Proposal**

The proposal would involve a new covered front entrance porch and proposed first floor rear extension to be used as a bedroom. There would also be alterations to the external appearance of the dwellinghouse. The garage roof would be hipped to barn hipped 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)

DM8            (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP\_D1 (General Design Policy)  
ENP\_D2 (Height, Mass & Materials)  
ENP\_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

**5 Statutory and Non Statutory Consultations**

**Arboriculturist**

No objection

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The site is not within a Conservation Area and there are no trees affected that are subject to a Tree Preservation Order.

The proposed development would not have a detrimental impact on the surrounding trees. The application form confirms that there is no intention of any works to trees to implement the planning permission in full.

The development would not have a detrimental impact to trees and would be in accordance with policy DM8 of the Core Strategy (2011).

**Councillor Grainne Rason**

No Comment.

**Councillor Lulu Bowerman**

No Comment.

**Councillor R Kennett**

No Comment.

**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: 12

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) Impact on trees

(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 dwellinghouse would change in external appearance, having white render and timber cladding. This is considered to be of modern contemporary design appropriate within the character of the area, which has a number of different designs and finishes. Due to the lack of information provided on the material specification of the timber cladding a prior commencement condition for samples to be provided has been recommended. This has been agreed by the Applicant's Agent.

7.4 The proposed works are considered to be of modest size, subservient to the main dwellinghouse. The roof alterations to the garage is not considered to have an adverse impact upon the street scene. As such it is considered to be in keeping with the character of the area.

7.5 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 The proposed works to the front porch is not considered to have an adverse impact on the properties opposite.

7.7 The proposed first floor rear extension is not considered to have an adverse impact on the surrounding properties due to its position. It is considered to create similar views to that already established thus considered acceptable. The proposed roof alterations to the garage is not considered to have an adverse impact upon No.15 Beach Road due to its separation distance of over 5 metres.

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.

(iv) Impact on trees

- 7.9 The Council's Arboriculturist commented on the application raising no objection, complying with Policy DM8 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/23/00591 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:

Proposed Location Plan, Block Plan, Floor Plans and Elevations - 23025 02  
Rendered Elevations - 2302502  
Design and Access Statement

**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 Construction of timber cladding hereby permitted shall not commence until samples and details of timber cladding have been submitted and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.