

Site Address: Trevanion, 1 Beach Road, Emsworth, PO10 7JS
 Proposal: Erection of part single storey, part two storey rear/side extension including balcony; erection of front single storey side/front extension; erection of two storey front extension with dormers; roof alterations; and associated works.
 Application Type: Full Planning Permission
 Application No: APP/22/01170 Expiry Date: 22/05/2023
 Applicant: Mr & Mrs Ward
 Agent: Mr Potter Case Officer: Joseph Toole
 James Potter Associates
 Ward: Emsworth

1 Site Description

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

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) 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)

ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Approve, subject to conditions

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 application has submitted a Arboricultural Impact Assessment and Tree Schedule (AIA.BR.0810.V1), Arboricultural Method Statement (AMS.BR.0810.V1), Tree Constraints Plan (TCP.BR.0810.V1) and Tree Protection Plan (TPP.BR.0810.V1) that accompany the revised Proposed Ground Floor Plan (22032-PL-603), which indicates the car port to the front of the property has been removed. The works should be carried out in accordance with the information submitted and should be secured by condition.

The supporting information provides appropriate measures to protect the trees on the site and proposed works are not considered to have a significant detrimental impact on the overall amenity value of the trees. An additional condition should be secured to ensure that the front driveway is replaced with a suitable 'no dig' special surface. Both the AIA.BR.0810.V1 and AMS.BR.0810.V1 explain how this can be achieved, but the details of a new front driveway should be secured by condition.

The proposed works, subject to the conditions listed below would ensure the protection of the trees on and off site and would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommended Conditions:

Approval subject to the following conditions;

a) Pruning works:

Any required tree works shall be pruned in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

b) Tree protection measures:

The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Assessment and Tree Schedule (AIA.BR.0810.V1), Arboricultural Method Statement (AMS.BR.0810.V1), Tree Constraints Plan (TCP.BR.0810.V1) and Tree Protection Plan (TPP.BR.0810.V1).

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

c) Tree Protection - Root Protection Area:

Prior to commencement of development details of a 'no dig' special surface to the front driveway with a three dimensional cellular confinement system, as recommended by BS5837:2012, with a final surface to be suitable and as recommended by the manufacturer, which is porous and able to protect the rooting areas of trees on site and of the neighbouring properties to have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To safeguard the continued health and presence of such existing trees and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Councillor Julie Thain-Smith

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: 6

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
- (v) Parking matters
- (vi) CIL payment

(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 would have off white weatherboarding and slate roof tiles. This is considered to be of modern contemporary design deemed acceptable within the context of the residential area. It is worth noting a number of properties within the immediate street scene have different finishes.

7.4 The proposed works would extend out further towards the public highway to the front of the veranda and single storey front/side extension. Due to its modest size and only extending slightly further out than the front of 1a Beach Road it is not considered to appear out of keeping with the character of the area. The proposed front roof addition and front dormer are considered to be in keeping with the context of the main dwellinghouse and acceptable to the character of the area. The proposed works to the rear would be obscured from view from the public realm by the bulk of the existing main house and as such would have no perceptible impact upon the appearance or character of the street scene. The extensions would not appear incongruous in respect of scale, form or style relative to the existing house, its curtilage or surrounding development.

7.5 The proposed works would represent an increase in bulk and scale relative to the existing structure, though this increase would not be substantial and the resulting structure would remain in-keeping in its scale relative to the existing property and neighbouring development. The form and style of the proposed extensions would be sympathetic to the existing main dwelling. Considered together the cumulative increase in mass and bulk represented by the three extensions would not represent an overdevelopment of the application site and would not result in a property of significantly larger scale than other examples within the immediate locality.

7.6 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would conserve the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.7 The proposed alterations to the front are not considered to have an adverse impact on the properties opposite.

7.8 On the north side facing No.1a Beach Road the proposed veranda would be screened by the neighbour's garage and as such not considered to have an adverse impact. There would be additional windows and other openings on the north side however

these are considered to create similar views to that already established thus not considered to cause harmful overlooking to No.1a. The proposed two storey side/rear extension would extend out further than the existing rear wall with a separation distance of 1.6 metres from the side wall of No.1a. Due to its pitched roof design the that it would not breach the 45 degree rule as specified within the design guide SPD, the proposed rear/side extension is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.1a.

- 7.9 On the south facing No.1c Beach Road the proposed single storey front/side extension, due to its separation distance from the side wall of No.1c being approximately 3 metres, it is not considered to have an adverse impact on the neighbouring property. The proposed single storey rear extensions would only extend out slightly further than the existing rear wall of No.1c and due to the existing screening of mature hedging along the boundary it is not considered to cause harmful overlooking, appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.10 To the rear there would be additional windows/doors and a balcony facing out onto the rear garden. As these views have already been established on site it is not considered to result in an adversely harmful form of overlooking to the neighbouring properties either side and to the rear. The balcony itself would be set between proposed pitched roofs and set of the side boundaries to further reduce any potential overlooking.
- 7.11 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is noted no letters of objection were received with respect to the scheme.

(iv) Impact on trees

- 7.12 There is a TPO area located to the rear of the property, outside of the curtilage of the property and significant trees to the site frontage. The Council's Arboriculturalist commented on the application raising no objection subject to conditions. These conditions have been agreed by the applicant's agent and subsequently recommended to be added to the decision.

(v) Parking matters

- 7.13 The proposed works would increase the number of bedrooms from 4 to 5 therefore 3 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate 3 car parking spaces, complying with Policy DM13 of the Havant Borough Core Strategy (2011).

(vi) CIL payment

- 7.14 The proposed development is over 100sqm therefore CIL liable. An exemption has been submitted.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to ..**GRANT PERMISSION** for application APP/22/01170 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:

Location Plan and Block Plan - 22032-PL-601 REV A
Proposed Ground Floor Plan - 22032-PL-603 REV A
Proposed First Floor Plan - 22032-PL-605 REV B
Proposed Second Floor Plan - 22032-PL-607 REV C
Proposed Elevations 1 (East and North)- 22032-PL-610 REV A
Proposed Elevations 2 (West and South) - 22032-PL-611 REV A
Indicative Window Sunlight Study - 22032-PL-615
Tree Constraints Plan - TCP.BR.0810.V1
Tree Protection Plan - TPP.BR.0810.V1
ARBORICULTURAL IMPACT ASSESSMENT AND TREE SCHEDULE Ref:
AIA.BR.0810.V1
ARBORICULTURAL METHOD STATEMENT Ref: AMS.BR.0810.V1

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 Any required tree works shall be carried out with pruning in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Assessment and Tree Schedule (AIA.BR.0810.V1), Arboricultural Method Statement (AMS.BR.0810.V1), Tree Constraints Plan (TCP.BR.0810.V1) and Tree Protection Plan (TPP.BR.0810.V1).

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Prior to commencement of development details of a 'no dig' special surface to the front driveway with a three dimensional cellular confinement system, as recommended by BS5837:2012, with a final surface to be suitable and as recommended by the manufacturer, which is porous and able to protect the rooting areas of trees on site and of the neighbouring properties to have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To safeguard the continued health and presence of such existing trees and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.