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|-------------------|----------------------------------------------------------------------------------------------------------------|---------------|-------------|
| Site Address:     | 5 Watersedge Gardens, Emsworth, PO10 7EU                                                                       |               |             |
| Proposal:         | Infill ground floor extension (including raising of roof to existing single storey extension) and alterations. |               |             |
| Application Type: | Full Planning Permission                                                                                       |               |             |
| Application No:   | APP/22/01166                                                                                                   | Expiry Date:  | 16/02/2023  |
| Applicant:        | Jennifer Rayment                                                                                               | Case Officer: | Jenni Price |
| Agent:            | Mr Tim Murray                                                                                                  |               |             |
|                   | Tim Murray                                                                                                     |               |             |
| Ward:             | Emsworth                                                                                                       |               |             |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

5 Watersedge Gardens, Emsworth, PO10 7EU

- 1.1 Watersedge Gardens runs west of Bath Road and continues west turning south. The residential properties are sited at the south end, northern side and west on both sides of the highway. The subject property is detached and sited on the south side corner of Watersedge Gardens. The dwelling is finished in yellow brick with brown roof tiles and a vertical strip of green tiled cladding to the front and side elevations. There is a upvc porch to the front with a pitched brown tiled roof. To the rear there is a single storey extension leading to a patio area and a detached building with a smaller extension that links both. There is a hardstanding that leads from the detached building onto Watersedge Gardens. Beyond the rear garden boundary is an access way that leads to the detached buildings in the rear gardens of Bath Road.

## **2 Planning History**

08/73433/000 - Proposed porch and single storey rear extension., PERM,09/12/2008

## **3 Proposal**

- 3.1 The proposal consists of an infill extension to the rear which would be attached to the existing rear extension (including raising the roof to the existing rear extension), the detached building on the rear boundary and the single storey link extension. The outbuilding will increase in height by 0.25m with the overall height of the outbuilding and infill extension being 2.7m high with a flat roof and one roof lantern. The infill extension will not project beyond the detached building and the side elevation of the existing property and rear extension. The materials would match the existing dwelling.

## **4 Policy Considerations**

- 4.1 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

CS15 (Flood and Coastal Erosion)  
CS16 (High Quality Design)  
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

ENP\_H1 (Design and Heritage)  
ENP\_D1 General Design Policy)  
ENP\_D2 (Height, Mass and Materials)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

**5 Statutory and Non Statutory Consultations**

**Hampshire Biodiversity Information Centre**

Within 50m Priority Habitat - Saline lagoons

Within 50m SINC - Emsworth Millpond

Within 50m - Static water

**Officer Comment:** It is not considered that the proposals would impact protected environments

**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: 10

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 infill extension will include the raising of height of the existing detached outbuilding to a maximum height of 2.7m with one roof lantern. The flat roof of the proposal will match the flat roofs of the detached building and link extension. It will not project beyond the existing outbuilding or the side elevation of the existing property. It is considered that the infill extension would not be excessive in size and would not impact on the street scene as it is set back from the highway by 11.3m and is screened by a 1.8m high boundary fence and hedging. The site is adjacent to Emsworth Conservation, however the proposed extension is considered modest and would not impact the setting of the Conservation Area.

(iii) Effect on neighbouring properties

- 7.4 The siting of the infill extension is to the northern side of the detached property and therefore would not have a detrimental effect on the adjoining occupiers. The property at no. 7 is sited south of the subject property and looking north from the subject property are the gardens and driveway of no. 23 Bath Road. The proposal is a sufficient distance from the adjoining properties that no unacceptable impacts are considered to result. The impact on no. 7 from the slight increase in roof height is considered very limited and acceptable.
- 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.

## 8 Conclusion

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

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to GRANT PERMISSION for application APP/22/01166

(A) 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:

22/60/2A Existing elevations and proposed floor and elevation plans

22/60/4 Location plan

22/60/3 Block plan

**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.