
Site Address: 14 Beach Road, Emsworth, PO10 7JS
Proposal: Single storey rear extension, solar panels and loft conversion. Removal of side stair and rendering, insulation of existing first floor extension, infilling the columns below to form a new store.
Application Type: Full Planning Permission
Application No: APP/23/00252 Expiry Date: 17/05/2023
Applicant: Mr & Mrs Charlesworth
Agent: Mr Helyer Case Officer: Selina Donophy
Helyer Davies Architects Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey, detached dwellinghouse located on the east side of Beach Road, Emsworth. This property has a double pitched roof with projecting bay windows with a roof above to the ground floor of the front elevation. The elevations are formed from brickwork and cladding and to the south side is a stairwell leading up to the first floor. The property has been extended at single storey height towards the rear.

2 Planning History

APP/10/00630 - Change of use from existing 2No. 2 bed flats into 1No. 4 bed house. , PERM,03/11/2010

3 Proposal

Single storey rear extension, solar panels and loft conversion. Removal of side stair and rendering, insulation of existing first floor extension, infilling the columns below to form a new store.

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)
ENP_D3 (Layout, Form & Density)

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

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Councillor Julie Thain-Smith

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

No comment received

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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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
1. Privacy (a) Proposed new second floor window at the rear The proposed second floor window at the rear, in the gable of the proposed loft conversion, would overlook [redacted]. The plans show that there are two velux windows in this part of the loft conversion so the rear window is unnecessary anyway. I strongly object to this proposed rear window on the second floor. Incidentally, [redacted - comment relating to current fenestration] (b) Proposed new first floor window on the south side. The plans are inconsistent because on the block plan (rear view) there is no window shown in the proposed new first floor bathroom on the first floor on the south side, whereas on the floorplan, there is a window, [redacted]. If the floorplan is correct and there is a proposed new window, please could it be restricted to an opaque window which only opens at the top (if it opens at all).	Please see 'Impact on neighbour amenity' section . Plans have since been amended .

By the way, to be clear as to the location of this window, there is a mistake on the block plans - where they refer to the west elevation, they should actually refer to the east elevation (and vice versa).

2. Air pollution

I note that the plans include a proposal to install a wood burner in the proposed new ground floor room at the rear of the property, with a flue pipe which comes through the roof of that single storey extension and disperses smoke.

I object to this proposed wood burner.

There is already smoke in the atmosphere from the chimney, [redacted]. In these times when burning fossil fuels and carbon based materials is discouraged for environmental reasons and local authorities have recently announced that they will issue a daily fine to people who release smoke into the atmosphere, I am surprised that this is being proposed.

3. Light pollution

In the first floor window to which I refer in point 1 above, [redacted], there is a bright light bulb which is often left on for hours each evening, sometimes until midnight and beyond, with no curtain drawn. This is a bright light which floods [redacted] with light and has kept me awake on many occasions.

Although this is not directly relevant to this application, it does make me very concerned about light pollution from the proposed second floor rear window, which will light up [redacted] and will obscure [redacted] the night sky, [redacted].

Case officer comment : Additional comment received below.

Thank you for your letter dated 2 May, referring to the further details of this proposed development that had been posted on your website. I am the owner of (Redacted) and I have one further comment to make, which is that I am concerned about the potential lack of privacy

Please see above.

Please see 'Planning Considerations' section of the report.

There is expected to be some level of pedestrian access where there are gaps between properties . The proposed store would block off a section of this access and the impact is not considered to be any different than existing. It would not be necessary to impose such a condition .

which will arise as a result of the proposal to remove the external stairs and reduce the size of the building which is currently along the boundary between 14 Beach Road and (redacted) Beach Road (on their side). The owners of 14 Beach Road will use the gap that this would create as a pedestrian side entrance to their house, so they would be walking alongside my (Redacted). Please could you impose a restriction that if they remove the external stairs and remove the wall along their side of the boundary, they must erect a wooden fence which is no less than six feet in height, on their side of the boundary.	
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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) Parking

(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 This proposal comprises the removal of the stairwell located on the southern side of the property- the house was previously in use as flats however the use has since changed back to a residential dwellinghouse. The ground floor of the column would be converted into a store and the upstairs landing would be converted into a bathroom. At ground floor level would be a single storey extension proposed to the rear of the property which would replace the existing extension and would project further beyond this by approximately 1.5 metres further on the northern side of the rear elevation - the southern side would remain the same. The extension would have a raised roof with a parapet wall of 3.6 metres in height with a raised lantern rooflight and bi-fold doors to the rear. To the southern side would be one window and the space would form an open plan living area .

7.4 Rooflights are proposed to the south side roof slope (4no) which would serve space created in the loft - these are to be used as hobby rooms. Two rooflights are proposed on the inside roof slope. On the other side of the roof a rooflight is proposed as well as solar panels.

- 7.5 The proposed alterations are considered to be acceptable changes to the property. The majority of the changes would be taking place to the rear of the property and would not be highly visible from the public realm. The extension scale and design is considered to be in keeping with the host dwelling. Proposed materials would be in keeping with the host dwelling.
- 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) as well as policies D1, D2 and D3 of the Emsworth Neighbourhood Plan . 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

- 7.7 To the south of the application site is no 16 Beach Road. It is noted that there is a first floor window on the side elevation of no 14 which faces back towards no 16 which appears to have been moved and replaced from the previous window siting as seen in the approved plans under application reference APP/10/00630 where this window served a bedroom . This window has been moved and the design has been changed but it is in a similar siting to where it was previously. This window now serves a bedroom also. The window is not considered to result in substantial increased overlooking from the previous window. In addition light pollution via the use of internal lighting is not something that can be controlled via planning legislation - if this is an issue then Environmental Health may be able to investigate via separate Environmental Health legislation. The proposed second floor attic window and the bathroom window proposed above where the previous side stairwell was would both be obscure glazed and top opening to prevent overlooking back at an angle towards no 16.
- 7.8 To the north of the application site is no 12 Beach Road. The proposed extension would not extend beyond the rear of no 12 at ground floor level and no overshadowing or other impact to the amenity of no 12 has been identified.
- 7.9 A woodburner flue is proposed to the rear of the property. This does not require planning permission in itself and could be constructed without making a planning application. If there were to be a smoke issue Environmental Health should be contacted and can investigate via separate legislation.
- 7.10 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).

(iv) Parking

- 7.11 This property already has 4 bedrooms and therefore no further parking allocation is required.

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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00252 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:

19 May 2023 22045-002F PROPOSED FLOOR & ELEVATIONS

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the hobby room window in the second floor on the rear elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the rear elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.