
Site Address: 40 Kings Road, Emsworth, PO10 7HN
Proposal: Conversion of garage into habitable room with rooflight incorporating a single storey rear extension. Pitched roof over existing first floor rear extension. Second floor dormer to side with rooflight to front hip.
Application Type: Full Planning Permission
Application No: APP/23/00141 Expiry Date: 20/04/2023
Applicant: Mr Tom Heywood
Agent: Mr John-Paul Rogers Case Officer: Joseph Toole
 The Architects Design Limited
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

40 Kings Road, Emsworth, is a two storey semi detached property located to the west side of Kings Road. The property comprises of brickwork, tile hanging, white render with roof tiles . Vehicular access is from Kings Road with parking to the front.

The property is located within a residential area with some surrounding properties of the same design and others differing.

2 Planning History

No relevant planning history.

3 Proposal

The proposal would involve the conversion of the garage into a habitable room with a single storey rear extension to the back. There would be also be a verandah to the rear. The existing flat roof first floor rear extension would be replaced with a pitched roof. There would also be a loft conversion with a side dormer to accommodate a bedroom and en-suite on the second floor.

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)
DM13 (Car and Cycle Parking on Residential Development)

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.

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:
southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:
gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

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: 14

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) Parking matters
- (v) Drainage implications

(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 brickwork to match the existing property, vertical cladding in light wood colour and plain roof tiles to match the existing property. This is considered to be in keeping with the context of the main dwellinghouse and character of the area.

7.4 Part of the proposed works would be visible from the street scene in the form of the proposed side dormer. Due to its modest size within the roofscape it is not considered to have an adverse impact upon 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) 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

7.6 To the front there would be a new window within the garage conversion serving a snug/office. There would also be a rooflight within the en-suite on the second floor. Due to the position of these windows they are not considered to cause harmful overlooking to any neighbouring property.

7.7 On the south side facing No.42 Kings Road there would be a window on the ground floor serving the shower room which would be screened by the existing 1.8 metre fencing along the shared boundary, thus not considered to cause overlooking. There would also be three rooflights which due to their height in the roof would be non over

looking. There would be other rooflights on the second floor which due to their height would be non looking. Within the proposed dormer there would be a window serving the stairwell. This would face out onto the side wall of No.42 and is not considered to cause harmful overlooking. The proposed rear extension would go along the shared boundary with No.42. Due to its modest size and roof design it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.

- 7.8 On the north side facing No.38 Kings Road there would be a slight increase in the height of the existing rear extension. This is not considered to have an adversely negative impact on the occupiers of No.38. The existing first floor rear extension would have its flat roof removed and replaced with a pitched roof. Due to the separation distance and the roof hipped away from shared boundary with No.38, it is not considered to have an adverse impact on the neighbouring occupiers.
- 7.9 To the rear there would be revised fenestration on the ground floor. Due to the existing screening it is not considered to cause harmful overlooking to any neighbouring property. The proposed verandah due to its height and position is not considered to have an adverse impact on any neighbouring property, being partly screened by the existing mature hedging and fencing. On the second floor there would three windows serving the bedroom. These views would face out on the rear gardens of the surrounding properties and is considered to create views already established and considered expected within a residential area, thus deemed acceptable.
- 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) 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) Parking matters

- 7.11 The proposed works would involve the removal of one car parking space in the form of the garage and would increase the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required on site according to the Havant Borough Parking Standards SPD. The plans show 3 car parking spaces can be provided on site thus complying with the Havant Borough Parking Standards SPD and Policy DM13 of the Havant Borough Core Strategy (2011).

(v) Drainage implications

- 7.12 Southern Water were consulted on the application raising no objection. An informative would be added to the decision if approved.

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/23/00141

- 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 Floor Plans , Elevations and Block Plan - 22020/A009
Existing Plans and Elevations - 22020/A001 A

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 The car parking, shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the use of the extensions hereby approved.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking SPD 2016 and the National Planning Policy Framework.