
Site Address:	Horseshoe Cottage, 11 Seafields, Emsworth, PO10 7HT		
Proposal:	Front extension including dormer at first floor level together with enlargement of existing garage.		
Application No:	APP/21/00015	Expiry Date:	01/03/2021
Applicant:	Mr and Mrs Hickman		
Agent:	Mr Stevens	Case Officer:	Joseph Toole
	Pride Road		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

Horseshoe Cottage, 11 Seafields, Emsworth, is located to the east side of Seafields on the corner with Beacon square to the south. The application site is a two storey detached property comprising white render, brown brick and grey roof tiles. Vehicular access is from Seafields with parking to the side.

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

2 Planning History

No relevant planning history.

3 Proposal

Front extension including dormer at first floor level together with enlargement of existing garage.

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

Havant Borough Pre Submission Local Plan 2036

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.

County Archaeologist, Strategic Environmental Delivery Group, HCC

Horseshoe cottage is located within the extent of a Saxon site. Archaeological evidence for the site was observed during construction of the houses at this location when they were built. In view of the small scale of the works at a location where the existing building will have already disturbed the location I would not seek the imposition of any archaeological intervention in this case. However I would note that more substantive ground works in this vicinity would attract archaeological interest.

sincerely

David Hopkins
(County Archaeologist)

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Supports application	Noted
Wish for obscure glass to proposed garage windows facing north to reduce overlooking	Please see Section 7.

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) Archaeology

(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 development would involve a front extension including a dormer at first floor level together with an enlargement to the existing garage. The proposed ground floor front extension would extend out from the existing porch and have a width of approximately 3 metres, a depth of approximately 1 metre with a pitched roof having a maximum height of approximately 3.3 metres. There would be a small enlargement to the front. The existing front garage would be enlarged having a width of approximately 4.8 metres, a depth of approximately 7.8 metres with a pitched roof having a maximum height of approximately 3.6 metres. There would also be a first floor dormer within the front bedroom. It would have a width of approximately 2.7 metres, a depth of approximately 1.2 metres with a flat roof having a maximum height of approximately 1 metre.

7.4 The proposed development would have brick and hanging tiles with clay tiles to match the existing property. The proposed dormer would have a single ply membrane. This is considered to be inkeeping with the context of the main dwellinghouse.

7.5 The proposed works would be readily visible from the public realm. Due to the minor nature of works it is considered to be inkeeping with the character of the area.

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 not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.7 To the front there would be a door and window in the proposed ground floor front extension within the porch, there would be a first floor window in the front dormer and a door in the enlargement of the garage. These works would face out onto the public highway and is considered not to negatively impact any residential amenity.

7.8 To the south east side there would be four additional windows. This would face out towards the front garden of No.48 Esmond Close and is considered not to have a negative impact on residential amenity.

7.9 To the north west side there would be a new door into the proposed garage. This

would face out towards the public highway and is not considered to have a negative impact on residential amenity. The proposed garage would come closer to the boundary of No.9 Seafields by approximately 1.9 metres. There would be two new windows facing the side wall of No.9 Seafields which have two ground floor windows which are slightly higher than the existing garage windows. Due to the existing screening of 1.8 metre high fencing and being proposed as a garage use it is not considered to be materially different than the existing. Therefore, it is not deemed necessary to condition these windows to be obscurely glazed.

7.10 To the rear there would be new fenestration which is considered to be acceptable.

7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Archaeology

7.11 The County Archaeologist was consulted on this application and stated due to the small works it is considered acceptable.

8 Conclusion

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

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00015

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 - 02

Block Plan - 05 REV A

Proposed Elevations - 04 REV D

Existing and Proposed Roof Plans - 07 REV C

Proposed Floor Plans - 07 REV C

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.