
Site Address:	The Briars, 35 Record Road, Emsworth, PO10 7NS		
Proposal:	Erection of single storey rear/side extension and alterations.		
Application No:	APP/20/01227	Expiry Date:	22/03/2021
Applicant:	Mr and Mrs Brice		
Agent:	Mr Potter	Case Officer:	Selina Donophy
	James Potter Associates		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a detached, two storey dwellinghouse located on the east side of Record Road, opposite the junction with Park Crescent. This property is of brick construction, with a pitched roof and bay windows to the front elevation. Set back towards the rear is a large attached garage and towards the front is a hardstanding with parking space for 4 vehicles.
- 1.2 The site is not within a Conservation Area, AONB or Flood Zone.
- 1.3 Due to coronavirus it was not possible to undertake a site visit for this application. This recommendation was made with the aid of photographs supplied by the applicant.

2 Planning History

None relevant

3 Proposal

Erection of single storey rear/side extension and alterations.

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)

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

Southern Gas Network

No comment received

Hampshire Biodiversity Information Centre

Within 50m Notable or Protected species - Serotine roost

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

Comment	Officer Comment
No comments received	

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.

The applicant has confirmed the proposed wine cellar would be formed from an existing car pit and therefore would not require further excavation.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 This proposal comprises a single storey side/rear extension located in the space between the rear elevation wall of the main property and the side elevation wall of the garage, which projects back beyond the wall of the main dwelling by approximately 9.8 metres. The rear extension would have a depth of approximately 7 metres, a width spanning from the garage to the side elevation wall of the main property and a height of approximately 3 metres, with a flat roof. This space would create a kitchen and would include large rooflights and aluminium framed glazing to the rear.
- 7.4 Other alterations include internal alterations/reconfigurations to alter the existing garage into habitable space used as part garage, part wine store and family room. This would include external alterations including 2 rooflights to the southern pitched roof slope and 4 rooflights to the northern roof slope as well as doors to the northern side elevation and bespoke aluminium frame glazing to the rear incorporating two sets of doors leading out into the rear garden. An existing doorway would be added to the north elevation. Materials proposed include slate roof tiles to the garage roof and off white render to the north and east elevations of the garage and rear extension.
- 7.5 These proposals would be sited to the rear of the property and therefore would not be highly visible from the public realm. The proposed rear extension would add considerable floorspace, with the resulting building mass being larger than surrounding properties. Whilst this may be the case, this property is sited within a fairly large plot, with a rear garden length of approximately 30 metres retained following the proposed development which is deemed adequate space to accommodate the extension. The rear extension would have a contemporary design, with a render finish, neither of which are traditionally in keeping with the existing property. Despite this, the resulting visual impact is not deemed to cause evident harm to the character of the area. Alongside the alterations to the garage, the ground floor of the property would be rendered to the rear, with very little change evident from the front of the property. This proposal is judged to be acceptable in appearance and is judged to be consistent with Policies D1 and D2 of the Emsworth Neighbourhood Plan (2019).
- 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). 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 north of the application site is no 37 Record Road. No 35 is set off the shared boundary with no 37 by approximately 1 metre and there is a total separation distance of approximately 3.8 metres between both properties. The rear elevations of both

dwellings come level, and to the rear of no 37, set back from the rear elevation wall by approximately 2.5 metres and running alongside the side boundary is a detached garage with a depth of approximately 8 metres. To the side elevation of no 37 there is a door and w/c window which are set in , in line with the side elevation wall of no 35 . The proposed rear extension , whilst of a reasonable depth, is not judged to result in any harmful overshadowing to windows or amenity space at no 37. The doorway proposed to this side would lead to a boot room with rooms beyond and would not be the main entrance which is located on the south side as existing. This is not deemed to result in a harmful increase activity to the side of the property. Following assessment, impact of this proposal upon the amenity of no 37 is not judged to be harmful.

- 7.8 To the south of the application site is no 33 Record Road. The majority of the proposals would be located to the north of the existing garage and therefore would have minimal impact upon this property. The rooflights proposed to the garage roofslope would be high level and would not result in any overlooking to the north or south.
- 7.9 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). It is noted no letters of objection were received with respect to the scheme.

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/20/01227

(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:

PL003 Proposed ground floor plan
PL005 Proposed first floor plan
PL007 Proposed second floor plan
PL010 3D visual plan
PL001 REV A Location and block plan

PL009 REV B Proposed elevations

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.