

Recommendation: **GRANT PERMISSION**

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's
No comment

Councillor J Branson - St Faiths
No comment

Councillor T Pike - St Faith's
No comment

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
- (iv) Parking
- (v) Trees
- (vi) CIL

(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 extensions to the front and side of the property, the extension of the garden wall and conversion of the existing garage to create a family room. Extensions to the front of the property would span the entire frontage, wrapping around the side elevation in an L shape. The extensions to the front would have a monopitched roof, projecting forward from the existing front elevation by approximately 3.5 metres and with a height of 3.2 metres - the depth would step in and then forward again in to

approximately 2.5 metres to allow for a garage to the side - the side element would stretch the depth of the property, coming flush with the rear elevation wall and would have a pitched roof. This would have a maximum height of 4 metres to ridge level and would have a width of approximately 3.5 metres beyond the side elevation. To the front extension roof slopes would be two rooflights, one projecting bay window serving the lounge, two windows serving a bathroom, entrances to the property and to the garage and a garage door. There would be one doorway proposed to the side extension side elevation leading into the garage and one additional doorway on the rear elevation leading into the rear garden as well as an additional roof light to the rear. Materials proposed include brick and roof tile to match existing.

- 7.4 In terms of impact on the streetscene, there are other examples of properties in the immediate area that have extended forward of the principle elevation. No 65 is set back behind no 63 which is the neighbouring property located to the south and therefore the proposals would not disrupt nor step forward of the existing building line. Although the proposals would be highly visible from the street due to the corner plot location it is judged that they would remain relatively modest in appearance and that impact on the streetscene would not be significant.
- 7.5 The existing brick wall would be demolished and relocated closer to the side boundary towards the north. The brick wall is to be in brick to match existing. Alterations are also proposed to the space towards the front of the property which currently forms an open boundary with the road to create additional hardstanding for increased parking space. The proposals have been amended following case officer concerns relating to the removal of the lawned area towards the front, which forms a positive addition to the character of the streetscene. The amended plans show that 50m² of grass is to be retained towards the north and south of the site with the existing bushes also to be retained. Approximately 60m² of paved hardstanding is proposed to the rest of the front of the property (east facing) to provide parking space for 3 vehicles. There are other examples in the immediate vicinity of paved surfacing as well as mixture of other materials used, and with the green space kept as such this, on balance, is judged to be acceptable.
- 7.6 This proposal also includes the conversion of the existing garage to create a family room. This includes some alterations including the addition of a pitched roof, two velux roof lights and the relocation of the door to the western elevation. This would not be rebuilt and therefore would not result in any additional floorspace. Although the roof height of the outbuilding would be increased, this is not judged to appear overly dominant or prominent on the streetscene.
- 7.7 The family room situated in the outbuilding would comprise of a bedroom, bathroom and lounge area and would be for the use of visiting family members. The family room would lack facilities to allow for the outbuilding to be used as a separate residential unit and therefore would rely on the main dwelling. On this basis it is considered that the annexe would be occupied on an ancillary basis with a close functional link to the main house. This would be compliant with emerging policy H6 which specifically relates to Residential Annexes.
- 7.8 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

- 7.9 To the south of the application site is no 63 Southbrook Road. The front extension would be sited fairly close to the boundary with this property, however they would not

extend beyond the front elevation of no 63 and as this is a blank gable it is judged that there would be minimal impact upon the amenity of this property. To the west (rear) of the site is no 8 Woodbury Avenue, there is a reasonable separation distance between the properties, including a pedestrian walkway to the rear of the property. The velux rooflight proposed to the outbuilding would be high level and therefore there is not judged to be any harm to neighbour amenity.

- 7.10 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.

(iv) Parking

- 7.11 There is adequate parking provision on site to meet the parking standards as outlined in the Havant Parking SPD.

(v) Trees

- 7.12 The Council's Arboricultural Officer has been consulted in regard to this scheme as there are some trees within fairly close proximity to the site. It has been confirmed that the wall to the rear of the property is not to be rebuilt and they have stated that further tree information will not be required in relation to the highway trees. No further Arboricultural information is required.

(vi) CIL

- 7.13 The additional floorspace would come to less than 100 square metres , therefore this is not CIL liable.

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/20/00530 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:
P101 Existing and proposed ground floor plan received 20.10.2020
P102 Existing and proposed first floor plan received 20.10.2020
P103 Existing and proposed site plan received 20.10.2020
P104 A Proposed north and south elevations received 20.10.2020
P105 Existing and proposed east and west elevations received 20.10.2020

P106 Location plan received 20.10.2020

P107 Block plan received 20.10.2020

Confirmation of outbuilding use email dated 07.10.2020

Reason: - To ensure provision of a satisfactory development.

- 3 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation would lack adequate garden amenity space resulting in an unsatisfactory form of development which would not accord with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 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.
- 5 The hardstanding hereby permitted shall be hard surfaced with a porous material, or provisions shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.
Reason: To ensure adequate drainage and to avoid off site flood risk having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.