
Site Address:	51 Ellisfield Road, Havant, PO9 5AY		
Proposal:	Single storey rear extension		
Application No:	APP/20/01209	Expiry Date:	01/03/2021
Applicant:	Mr M Foster		
Agent:	Mr G Gregory	Case Officer:	Jane Burton
Ward:	Battins		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

51 Ellisfield Road is a two storey mid terrace dwelling finished in render with a pitched tile roof. To the rear there is a garden with an existing brick outbuilding (approximately 6m in depth) running along the south boundary. The site level drops to the rear of the house, and there is a steps access down to the lower paved area. There are mature trees to the rear of the site.

The property is attached to residential properties no.49 Ellisfield Road to the south and no.53 Ellisfield Road to the north.

The site is within the urban area as defined by the development plan.

2 Planning History

No recent history.

3 Proposal

The proposal is a single storey flat roofed rear extension to provide a utility room and wet room following the removal of the existing outbuilding. The floor level would be to the height of the existing house, and approximately 3.1m above the patio level to the immediate rear of the house. Due to the drop in ground level to the rear, the extension would be approximately 3.8m above the adjacent ground level at the rear. The proposed material would be render to match the existing house.

The original proposal showed the south facing elevation of the extension to be on the shared boundary line with no.49 Ellisfield Road. The scheme has been amended during the course of the application to inset the extension from the shared boundary, with the existing garden perimeter wall (currently forming part of the outbuilding at no.51) to be retained. The roof slope has been amended to slope down from south to north rather than to the rear. The depth of the extension has been reduced under revised plans from 5.3m to 4m, and the width increased by 0.5m.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

Conservation Area: Not applicable.

No comments received

No comments received

Number of representations received: 2

Comment	Officer Comment
Objection <u>Original scheme:</u> I would oppose these works for the following reasons. Looking at the plans drawn, the new extension will be built running further down the garden than what is currently there. I am concerned about this, as when digging the footings it will damage the roots of established 30 year old tree's. My property has decking that is fitted from the house and runs ¾ of the way down the garden to where the proposed extension is to be placed. It is impossible to build this extension without causing damage to the existing decking, due to the framework being fitted alongside the boundary wall. We also have a garden pond where debris can fall into. On the plans it suggests the extension is going to be higher than the existing fence line, therefore blocking the light and view to my dining room which has	See section 7.7 Under the amended scheme the proposed building will be set in from the existing boundary wall. See section 7.4

French doors fitted. At present we have a fantastic view. The wastepipes from 51 Ellisfield run through my property into the main drain. I have extreme concerns for this, as when drilling the 1.2M footings it could potentially cause damage to other pipework in my home. On the drawing, it suggests there is no requirement for any guttering on the flat roof. This may cause excess water to enter my garden. I have major concerns of the mess, noise and disruption that will be caused as I have spent a lot of money on my garden, and my property is highly maintained. I require clarification, listed on the drawing it proposes 13mm stone chippings to the roof of the extension. Please can you explain what this process entails? Along with the above, we have two family dogs. The garden will be exposed for a long period of time with no boundary line whilst building work is carried out. This would be unsafe for my pets as 51 Ellisfield Road also have a dog. <u>1st Amended scheme (Extension inset from boundary):</u> My concerns are still valid regarding the extension overshadowing my kitchen diner French doors, due to the height. This will make my kitchen and dining room very dark, and I will be looking straight out onto a large brick wall. The light and views in my property have been enjoyed for more than 28 years. I recently had an estate agent visit my property, who was shocked at the height of the proposed extension and advised that it would definitely have an impact on the sale of my house, as at present we have unspoilt views.	Whist outlook is a consideration, the loss of a private view is not a Planning matter that can be considered. Under the amended scheme the proposed building will be set in from the existing boundary wall. Planning permission cannot be refused for reason of disturbance of the construction period. The existing boundary wall is to be retained in the revised scheme. See section 7.4 House sale/value is not a Planning matter and cannot be taken into account in planning decision.
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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

(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 extension is to the rear of the property and thus would not impact on the street scene. The extension is single storey and finished in render to match the main dwelling. Sufficient outside external space would remain. Overall, it is considered that the proposal would appear subordinate to the main dwelling and would not have an unacceptable impact on the character of the area having regard to Policy CS16.

(iii) Effect on neighbouring properties

- 7.4 No.49 Ellisfield Road is the adjoining property to the south. At no.49 the closest rear facing window to the proposed extension is a french door (as shown by photographs submitted by the occupier of no.49) and there is a raised deck area/seating area to the immediate rear of this up to the boundary. There is a drop in the site level to the rear to both no.51 and 49 to the rear of the house, however it is noted from photographs submitted by the occupier of no.49 that the extension would be adjacent to a raised deck area rather than the natural ground level. There would clearly be an increase in the height of built form at the boundary, and with the french door in fairly close proximity there would be some impact from the proposal compared to the existing situation. However, the orientation is such that the proposed extension would be to the north of no.49 minimising potential shadowing/loss of sunlight. In addition, due to concern raised by the officer about the impact of the original depth of the proposal the applicant has reduced the depth from 5.3m to 4m, and the proposal would not extend beyond the depth of the raised decking area at no.49. As such, whilst clearly a change from the existing situation it is not considered that the revised proposal would have an unacceptable overbearing impact/impact on outlook. There are no windows proposed on the south facing elevation - thus no unacceptable loss of privacy would result. Under the revised scheme the extension is inset from the boundary with the existing boundary wall retained.

- 7.5 No.53 Ellisfield Road is the adjoining property to the north. There would be a gap between the proposed extension and the boundary with no.51 and as such no unacceptable overbearing or overshadowing impact is considered to result. There is a door facing northwards however there is a boundary fence that steps up to accommodate the change in land level and the proposal is not considered to result in unacceptable overlooking.

- 7.6 Overall, it is not considered that there would be an unacceptable impact on the amenities of no.49 or no.53 Ellisfield Road that would warrant the refusal of the scheme having regard to Policy CS16 of the HBLP (Core Strategy).

Other matters:

Impact on trees

- 7.7 The proposal would not be in proximity of the mature trees to the rear of the site.

8 **Conclusion**

- 8.1 The proposal is not considered to have an unacceptable impact on the character of the area or neighbour amenity. The proposal is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01209 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:
Location Plan (1:1250) received 04.01.21
Block Plan (1:500) received 04.01.21
ELL_01 Rev C (Existing and Proposed Drawings) received 05.03.21
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.