
Site Address:	51 Birch Tree Drive, Emsworth, PO10 7RU		
Proposal:	Single storey side and two storey rear extension.		
Application No:	APP/20/00830	Expiry Date:	26/11/2020
Applicant:	Mr Woods		
Agent:		Case Officer:	Joseph Toole
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

51 Birch Tree Drive, Emsworth, is located to the north of Birch Tree Drive. The application site is a detached two storey property comprising face brickwork and tile hanging on the first floor with concrete roof tiles. Vehicular access is from Birch Tree Drive with parking to the side.

The property is located within a residential area with properties of different design and style.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Single storey side and two storey rear extension.

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.

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: 5

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

(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.

7.3 There was a challenge with regards to the red line boundary of the property. Further information was provided and on the balance of probability the planning unit appears to show the red line boundary correctly and can be determined to this effect.

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

- 7.4 The proposed development would involve a single storey side and two storey rear extension. The existing store room on the east would be removed and replaced by a side extension. The proposed side extension would be used as a shower room, TV room and utility room. It would have a width of approximately 3.1 metres, a depth of approximately 12 metres (the same as the existing property) and a dual pitched roof with a maximum height of approximately 3.5 metres. The proposed two storey rear extension would serve two bedrooms. It would have a width of approximately 6.9 metres (the same as the existing property), a depth of approximately 4 metres with a pitched roof joining the existing ridge of the property being the same height.
- 7.5 The proposed development would have facing brickwork and roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.6 Although the proposed development would be visible from the public realm in the form of the proposed side extension it is considered to appear subservient to the host dwelling due to the retained amenity space within the curtilage of the dwellinghouse. The proposed two storey rear extension would not be readily visible from the public realm. As such the proposed development is considered to be inkeeping with the character of the area.
- 7.7 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

- 7.8 To the front there would be a window serving the shower room on the proposed side extension. This would face out onto the public highway with views already established on this elevation therefore it is considered not to overlook any private amenity space.
- 7.9 On the east side there would be a window and door on the proposed ground floor side extension. These views would be screened by the existing 1.8 metre high fencing along the shared boundary with No.53 Birch Tree Drive. On the first floor there would be a new window serving the bathroom on the existing property. This has been conditioned to be obscure glazed and fixed shut to reduce overlooking into No.53 Birch Tree Drive's private amenity space. The proposed side extension would be offset from the side wall of No.53 Birch Tree Drive by a minimum distance of 1 metre. Due to the extension being single storey and its orientation it is not considered to appear overbearing or result in a harmful loss of light.
- 7.10 On the west side there would be a first floor window serving the en-suite which would be obscurely glazed with a velux window in the roof space. These views would face out onto No.49 Birch Tree Drive's driveway which is not considered to directly overlook their immediate private amenity space.
- 7.11 To the rear there would be a ground floor window in the proposed side extension serving the utility room and bi-folding doors on the rear extension with two windows on the first floor serving 2 bedrooms. Although, the two storey rear extension would extend 4 metres out it is not considered to have an adverse impact on overlooking

both side properties No.53 and No.49 Birch Tree Drive respectfully. Due to its position and orientation it is further not considered to appear overbearing or result in the harmful loss of light. To the rear the proposed works would face onto garages and a private access road. This is not considered to overlook any immediate private amenity space.

- 7.12 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) Parking

- 7.13 The proposed development would increase the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required according to the Havant Borough Car Parking Standards SPD. There is sufficient car parking on site to provide 3 car parking spaces meeting the requirements of the parking standards therefore it is deemed 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/20/00830

- 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

Block Plan

Proposed Floor Plans and Elevations - 070820PL2

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the east elevation serving the bathroom facing No.53 Birch Tree Drive shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), and shall be retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.