
Site Address:	80A Havant Road, Emsworth, PO10 7LH		
Proposal:	Proposed two storey / single storey rear extension and proposed canopy to front elevation.		
Application No:	APP/20/00397	Expiry Date:	15/07/2020
Applicant:	Mr & Mrs Chapman		
Agent:	Mr Bessant	Case Officer:	Selina Donophy
	JB Architecture		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two - storey, detached dwellinghouse located on the south side of Havant Road, Emsworth. This property has a pitched roof with projecting gable end to the principle elevation and is of brick and roof tile construction. It is set back from Havant Road by approximately 23 metres and is accessed via a driveway with a lawned verge and there is detached garage sited to the side. To the rear is approximately 22 metres of outside amenity space.

Due to coronavirus it was not possible to make a site visit , therefore this application recommendation has been made with the aid of photos and videos supplied by the applicant.

2 Planning History

02/66880/000 - Laying out of hard surfaced areas in rear garden., PERM,15/03/2002
APP/13/01283 - Erection of a 2m high close boarded fence and gate to front (north) and 2m high close boarded fence to side (east) boundary., PERM,06/02/2014

3 Proposal

Proposed two storey / single storey rear extension and proposed canopy to front elevation.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

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

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
The comments below are in respect of the proposed extension The single storey part of the extension constructed adjacent to the fence between our properties will reduce our current outlook from the lounge and patio areas. We currently enjoy an unobscured view above the fence from our patio, lounge and conservatory. There will be a panel of brickwork in excess of 1.2m above the fence line if	Please see 'Planning Considerations' section of the report.

the extension is built. The single storey extension will reduce the amount of light we enjoy in the lounge particularly during the winter months of the year when the sun is lower due to the panel of brickwork being directly outside the lounge side window. The two storey extension will reduce the amount of light into our conservatory during the evening denying us the benefit of solar heat gain and enjoyment of this part of our house. There will be increased overshadowing of our lounge and patio during the evening again reducing the benefit of direct sunlight. The two storey extension will overlook our rear garden to a greater extent than at present reducing our privacy. The properties were built in a staggered arrangement providing greater privacy, reduced overshadowing and loss of light than would properties built side by side. The extension will reduce the benefits we currently enjoy from this staggered arrangement. Further comment : Perusing the plans the single storey extension is 5.0m beyond the existing rear wall of the lounge of 80A and extends 2.33m past the rear wall of our lounge and is 1.20m above the fence line.	
The proposal site is within direct line with my property . I am concerned that adding to the upper storey will give access to viewing into my garden . I have a small patio area and wish to continue using this without being overlooked. Should the trees on the boundary be removed then viewing into my property would be unacceptable .	Please see planning considerations section of the report

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 This proposal comprises a two storey and single storey rear extensions and a canopy to the front elevation. The two storey addition would be an extension of the existing projecting rear gable and would continue the existing width and height, with a depth of 3.5 metres. Either side of this would be two single storey rear extensions - to the eastern side would be a flat roof extension with a raised lantern rooflight which would have a width level with the existing side elevation wall, a total depth of 5 metres , coming flush with the proposed two storey rear elevation and a height of approximately 3 metres. On the western side would be a monopitched, glazed roof single storey extension also coming level with the existing side elevation and flush with the rear elevation walls of the other proposed extensions which would have a height of 2 metres to eaves level and 3.5 metres total height. There would be two sets of large bi-folding doors to the rear , a window proposed to the west elevation serving the single storey extension and a window at first floor level to the two storey element. Materials proposed include red brick to match existing , window frames to match existing and an alluminium framed window to the first floor rear bedroom window.

The majority of the proposed development would be taking place to the rear of the property and therefore would not be visible from the public realm. The addition of the canopy is judged to be an acceptable addition and would not be visually prominent from the road due to the set back of the property. The proposed extension works are judged to be in keeping with the main property, with the two storey extension in continuation of the existing building line and materials matching existing. The extensions are considered to be acceptable in scale within the context of the plot size .

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

- 7.4 To the east of the application site is no 80 Havant Road. This property is of a similar design, although set slightly further back than the application property and has a conservatory to the rear attached to the projecting gable. It also has 2 windows on the side elevation set towards the rear both serving a lounge and a set of french doors to the rear elevation as well as a window at first floor level towards this side of the property. There is approximately 2.5 metres separation distance between the two properties taken from the closest side elevations , however the projecting gable ends are sited more centrally on both properties and therefore the separation distance

increases to approximately 10 metres . The single storey extension proposed to to the side adjacent with no 80 would be located close to the 2 windows to the side of no 80, and there is judged to be some impact upon these windows due to the fairly close proximity of the buildings . Despite this, the first lounge window is already set close to the side elevation wall of no 80A and the second window is already set close to the boundary treatment , so would only be marginally further impacted as the extension wall would come above the existing fence line. As the lounge is served by windows to the front elevation and the french doors/windows to the rear which are south facing, it is judged that, on balance the impact to the windows would not significantly impact the amenity of this room. The two storey element would be set 5 metres off the boundary , and with the off set of 5 metres of the conservatory on the side of no 80, this would have a 10 metres total set off distance . This distance is judged to mitigate any overbearing or overshadowing impact on this property, with the conservatory at no 80 having a reasonable projection to the rear, south facing, although there may be some impact towards the evening, this is not judged to be significant enough to be considered overly harmful. Although one window at ground floor level is proposed to be enlarged slightly, no additional windows are proposed at first floor level and therefore there would be no harm to privacy at no 80.

To the west of the application site is the rear garden of no 3 Barn Close which has a rear garden of approximately 20 metres. There is one window proposed to this side elevation at ground floor level as well as the glazed roofing. These would not offer any views into the private amenity space of no 3. The extension works , although visible from the rear of no 3 are not judged to harm the amenity of this property.

To the rear (south) of the application site is no 11 Barn Close. There are no additional windows proposed at first floor level however the rear bedroom window of the two storey extension would be brought closer towards the rear boundary by approximately 3.5 metres. This would leave approximately 18 metres of rear garden space to the rear boundary and 25 metres back to back distance. It is noted that there were trees previously sited on the rear boundary between these properties offering some increased screening and that these have recently been removed due to disease - it has been confirmed that these trees are to be replaced to a similar height as those previous. Also to the rear of the application site is no 9 Barn Close , there is currently approximately 26 metres back to back distance between the properties, which would be over 20 metres following the extension build . No 9 has a conservatory to the rear . Whilst it could be argued that the first floor element of the extension would result in some loss of privacy to these properties, there is a degree of existing overlooking from the existing first floor window and although this would be brought slightly closer towards the rear boundary it is judged that any increased overlooking would not be significantly worsened than is existing.

- 7.5 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).

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00397

(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:

Location plan and existing floor plans 01
Proposed floor plans 03
Proposed elevations 04

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.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no windows at first floor on the east(side) elevation on the two storey extension, other than those expressly authorised by this permission shall, at any time, be constructed in the development hereby permitted.
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.