
Site Address:	36 Kings Road, Emsworth, PO10 7HN		
Proposal:	Single storey side extension to rear of existing garage.		
Application No:	APP/20/00379	Expiry Date:	10/07/2020
Applicant:	Ms Morgan		
Agent:	Mr Wellstead	Case Officer:	Selina Donophy
	ThePlanningman.co.uk		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the west side of Kings Road, Emsworth. This property forms one of two pairs of symmetrically designed properties in an area comprising dwellings with much variation in design and scale. It has a hipped roof and cat slide roof slope to the side leading down to an attached garage. At ground floor level it is constructed of facing brick and at first floor level; white render with decorative brickwork. There is a driveway towards the front of the property with parking space for 1 vehicle alongside a front lawn. To the rear is an extension and private outdoor amenity space.

2 Planning History

None relevant

3 Proposal

Single storey side extension to rear of existing garage.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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 comments received

Councillor Lulu Bowerman

No comments received

Councillor R Kennett

No comments received

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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.

It was not possible for a site visit to be undertaken in relation to this application due to coronavirus, therefore this report is based on photos supplied by the applicant.

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

- 7.3 This proposal comprises a single storey side extension to the rear of the existing garage. This extension would have a pitched roof with a height of 3.7 metres and total depth of 8 metres, extending 4.3 metres beyond the rear elevation wall of the existing property. This would protrude beyond the existing rear extension by 1 metre in depth. It would have a width extending slightly beyond that of the garage, with a roof pitch broadly following that of the cat slide roof, meaning it would remain largely hidden behind the existing garage and therefore not visible from the public realm. For this reason impact on the streetscene is judged to be very limited.

Materials proposed include brick to the side elevation and upvc cladding in muted grey colour to the rear elevations of the side and rear extensions. Roof tiles would match existing. As this would only be visible from the rear of the property this is not considered to have any adverse impact on the character of the area.

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 Policy D2 of the Emsworth Neighbourhood Plan (2019). 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 south of the application site is no 38 Kings Road. This is a similarly designed property, with the character cat slide roof and garage sited close to the boundary shared with no 36, with a gap retained to the rear. Any windows on the ground floor side elevation of no 38, would not be judged to be significantly impacted by the proposal as the main property behind the garage is set off from the boundary by approximately 2.7 metres with the side extension at no 36 set off the boundary by approximately 1.3 metres. As this extension is set at single storey level, with the roof pitched away and a gap retained, there is not judged to be any overbearing or overshadowing impact. There is one high level window proposed to the side extension facing south. This would serve an ensuite and would be obscure glazed, therefore there would be no increase in overlooking as a result of this window.

To the north of the application site is no 34 Kings Road which is the adjoining property. As the side extension is proposed to the southern elevation of the host property this is not judged to have any impact on the amenity of no 34.

- 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). 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00379

(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:

368-01 location plan
368-02 block plan
368-05 proposed floor plans
368-06 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.

- 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 window serving the ensuite on the ground floor on the side elevation facing south 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 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.