
Site Address:	119 Brook Gardens, Emsworth, PO10 7LL		
Proposal:	First floor extension over existing garage.		
Application No:	APP/19/00895	Expiry Date:	15/11/2019
Applicant:	Mr Shepherd		
Agent:	Mr Rosenthal	Case Officer:	Selina Donophy
	Rosenthal Design Services Ltd		
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a semi-detached, two storey dwellinghouse located on the West side of Brook Gardens. This property is constructed of red and yellow multibrick with hanging tiles to the front elevation and has an attached garage with flat roof to the front and garden to the rear. The surrounding area consists of medium density, two storey detached and semi-detached dwellings and bungalows of a similar age and style.

2 Planning History

None relevant

3 Proposal

This proposal consists of a first floor extension over the 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)

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

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council
No objection

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: 2

Comment	Officer Comment
Received 10/10/19 This will cause a lot of noise and disturbance to the area as we already have other builders in the same vicinity. When is this work due to commence as the person concerned hasn't approached any of his neighbours as yet	Construction phase impacts are by their nature temporary and would not warrant a refusal of planning permission. If the works are causing a concern in terms of noise disturbance etc, this would be a matter for investigation by the Councils Environmental Health Team
As the immediate neighbours who would be looking on to the new building structure from our home, we have the following concerns: - Loss of Light in our garden - the proposed building will block all morning light (as the sun rises from the east-through this already narrow gap), especially during the autumn/winter months when the sun is lower. The sun rises directly where the new structure has been proposed. - Imposing, encroaching on our property - given the size of the proposed structure I feel it would be very imposing from our garden with an awful lot of brickwork as our new view (whereas we currently have a nice view of the rising sun at the moment as the current garage is single story) - Loss of open space between us and neighbour - we feel the proposed building will mean that the two buildings will be incredibly close, although 119 wouldn't feel this necessarily it would be hugely detrimental to our property, ultimately depreciating the value of our home. - Noise and Disruption - as another neighbour commented we haven't been informed about this and feel the noise and disruption would be imposing. We also have concerns as to how they would build the brickwork structure and assume they'd expect to do this from our land given the current structure already sits on the boundary between us. We wouldn't be able to offer this due to security of our garden.	Please see Planning Considerations section of report Impacts on property values are not a material planning condition that can be considered in relation to the determination of a planning application. This would be a private legal matter between the parties.

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 would be to the side of the property and so would be visible from the public realm. The proposed side extension would have the same width as the existing garage and would be set down at the ridge line by approximately 1 metre. This would reduce its impact on the streetscene visually, as it appears more subservient to the main property, reducing any terracing effect created by the side addition, although the existing space between these properties would still be reduced. The proposed side extension would reach a height of approximately 6.4 metres measured from ground to ridge height, a width of 2.5 metres and a depth of approximately 3.8 metres. It would have a pitched roof which would remain consistent in design with the main property, with matching brickwork and roof tiles. Within the context of the main property, this side extension is fairly modest in scale and is considered to be consistent with the main property in terms of roof style and material usage, incorporating roof tiles to match existing, hung tiles and brickwork also to match existing.

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 South West of the application site is the adjoining property, no 117 and to the North of the application site is the neighboring property, no 121. These properties are located where the road curves and the properties are situated at an inwards angle with one another, with no 121 having a triangular shaped garden.

It is this relationship that means the proposed side extension works would have the most impact on the neighbouring property, no 121 in terms of overshadowing impact. This addition of a second storey above the garage would result in some light reduction to the rear garden of no 121 in the form of morning sunlight when the sun rises from the East as this proposed extension would be positioned to the South East of the garden of no 121.

Although it is noted that this extension would have some impact upon light received around mid morning, mostly to the patio area immediately below, the rear garden is already impacted by loss of light from the existing property at no 119. The proposed extension site would be set forward from both the rear garden at no 121 and the rear elevation wall of no 119, therefore the two storey rear element of no 119 is closer and more prominent to the neighbouring rear garden in terms of mid day shadow.

When considered as a whole the first floor extension would not have any significant reduction in the amount of light reaching internal amenity spaces at no 121 and it would

be sunlight only at certain hours of the day to the garden that would be affected. This would be more prominent in Winter when the sun is lower in the sky, and in the summer months less evident. Overall, although sited in a fairly compact residential setting, the building footprint would not be increased, with the extension remaining fairly modest in size. The roof of the proposed second storey extension would be set down below the ridge line of the main dwelling which would help to mitigate against the potential for overshadowing and a reasonable gap has been retained between the buildings. For the reasons outlined above, any impact upon sunlight in the garden is deemed to be limited and acceptable.

The proposed second storey side extension would come close to the South elevation corner wall of no 121, as it would be sited close to the shared boundary between these two properties. It would be located forward from the rear garden of no 121 as the properties are situated on a corner. Revised plans have been received which have removed the overhanging element of the extension of which was shown in the initial proposed plans. This extension now sits within the curtilage of no 119.

There are no additional windows proposed to the side and rear elevations of the side extension, so there would be no increased overlooking upon the neighbouring properties. The room is proposed as a wet room, subsequently the window proposed to the front of the property would be obscure glazed .

Concern has been raised regarding potential noise disturbance as a result of the scheme, however the scale of the development would not typically warrant a condition to control the hours of operation of the construction and it is advised that any concerns regarding noise during building works would be an issue for the Council's Environmental Health teams consideration. The planning permission is valid for three years after approval, so work may begin at any point within that time period.

- 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00895 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 and block plan received 20.09.2019 PG NO: 06
PG NO: 03 DESIGN 2A 26.11.2019 Proposed first floor plan
PG NO: 05 DESIGN 2A 26.11.2019 Proposed elevations
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.