
Site Address:	16 Park Crescent, Emsworth, PO10 7NT		
Proposal:	Proposed single storey side and rear extension following removal of existing porch and conservatory.		
Application No:	APP/19/01046	Expiry Date:	19/12/2019
Applicant:	Mr & Mrs Fisher		
Agent:	Mrs Parker	Case Officer:	Joseph Toole
	Bespoke Architects		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is on the western side of Park Crescent with a off-access into a cul-de-sac featuring four houses. Vehicular access is from Park Crescent. The application site is a semi-detached property comprising of white render and brown roof tiles. There are two TPO trees in the garden of 18 Park Crescent garden to the north of the application site.

Planning permission was sought for a single storey side and rear extension to form a new porch and kitchen in 2008. This was refused on the basis of the limited information available to the Local Planning Authority in terms of a full Arboriculture Impact Assessment and a Design and Construction Solution to assess how the trees, which are under Tree Protection Orders on the north boundary of the site, would be impacted upon and that it was not considered that the proposed development could be undertaken in a satisfactory manner without causing potential damage to or loss of those trees.

2 Planning History

03/68982/000 - Demolition of existing sun lounge, outbuilding and garage and erection of two storey side extension, single storey replacement sun lounge and a detached double garage to the east of the dwelling., WD,03/04/2004

04/68982/001 - Two storey side extension, single storey sun lounge and double garage. Existing garage/sun lounge and outbuilding to be demolished., WD,22/03/2004

07/68982/002 - Erection of single storey rear extension.
, UNK,

08/68982/003 - Single storey side and rear extension to form new porch and kitchen., REF,29/05/2008

3 Proposal

Proposed single storey side and rear extension following removal of existing porch and conservatory.

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council Response 1: 01 November 2019

The current method statement is not adequate for this site. Protective fencing wont be effective given the proximity to the tree and the ability to build. Ground protection will be the most suitable method of protection. I will therefore require a more detailed, site specific method statement and a Tree Protection Plan which is to scale. It should also be noted that the off site Lime tree next to the Oak tree should also be considered as part of this application.

Response 2: 18 February 2020

I have no objection to the proposal. The works should be carried out strictly in accordance with the Tree Protection Plan and Method Statement by Bernie Harverson. Details of the engineered pile and beam foundation design should be submitted and approved prior to commencement. This could be conditioned.

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: 7

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) Trees
- (v) CIL

(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 development would involve a single storey side and rear extension following the removal of existing porch and conservatory. It would be used as a boot room to the front and enlargement to the dining room with a kitchen, family room and bathroom to the rear. There would be 3 velux rooflights with 3 ground floor windows and one door on the north side. There would be a reduction in size of a window on the first floor with a new rooflight above. There would be bi-folding doors and two windows to the rear.

7.4 The extension to the side would be offset from the front of the existing property by approximately 1.3 metres with the roof coming to the front of the property. It would have a oak post on brick plinth to the front. The proposed side extension would have a width of approximately 1.3 metres to the side and a width of approximately 4.4 metres to the rear. It is considered to be subservient to the host dwelling, therefore inkeeping with the character of the area.

7.5 The proposed extensions would have brickwork walls and a slate roof to match the existing property with oak windows and doors and powder coated aluminium bi-fold doors. This would comply with the existing property and the character of the area.

7.6 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

7.7 The proposed development would be screened by mature trees and a 1.8 metre protective fencing along the northern boundary. The altered window on the north elevation at first floor would not change the level of overlooking currently being experienced to the occupiers of No.18 and No.18A Park Crescent, which due to the separation distance would be acceptable.

7.8 The proposed development would not extend further than the existing rear wall of the property. Therefore, it would not impact on the adjoining semi or to the property to the

rear. Due to a 1.8 metre high fence along the northern boundary, the proposal would not cause concerns with overlooking or loss of private amenity space to the occupiers of No.18 and No.18A Park Crescent.

- 7.9 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.

(iv) Trees

- 7.10 There are two trees, an oak and beech tree in the garden of 18 Park Crescent garden which are subject to a TPO. The Council's Arboricultural Officer was consulted over the proposal and required a more detailed site specific method statement and a Tree Protection Plan which is to scale. These were submitted. Following a review of these documents, the Council's Arboricultural Officer has no objection to the proposal subject to relevant conditions, which are recommended and agreed by the agent.

(v) CIL

- 7.11 The proposed development would not exceed 100 square metres gross internal area, therefore it is not liable to CIL.

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/19/01046

- 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 Plans - P03C
Existing Floor Plans - S01
Proposed Floor Plans - P01C
Existing Elevations - S02
Proposed Elevations - P02C

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 The development hereby permitted should be carried out strictly in accordance with the Tree Protection Plan and Method Statement dated 11 February 2020 by Bernie Harverson Arboricultural Consultant.

Reason: To protect the trees the subject of a Tree Preservation Order on the north boundary in accordance with policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development hereby permitted shall commence until details of the engineered pile and beam foundation design for the proposal shall be submitted in writing by the Local Planning Authority for approval. The approved details of the foundation shall be constructed fully in accordance with the approved scheme.

Reason: To protect the trees the subject of a Tree Preservation Order on the north boundary in accordance with policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.