
Site Address:	69 New Brighton Road, Emsworth, PO10 7QR		
Proposal:	Part single and part two storey and rear extensions. Dormers to the south side elevation. New side porch and revised fenestration. New garage following demolition of existing.		
Application No:	APP/19/00180	Expiry Date:	09/04/2019
Applicant:	Mr & Mrs Grice		
Agent:	Mr Pullen	Case Officer:	Emma Chisnall
	Pullen Architecture		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 69 New Brighton Road is a large two storey semi-detached property of edwardian design and has a uniformity in design to the semi-detached property to the north and the pair of semi-detached properties to the south which were all built around the same time. As such No 69 is locally listed on the list of Buildings of Local Interest along with the attached neighbour No 71. The dwellinghouse is constructed of a mixture of facing brickwork, stone quoining detail and has bay windows at ground floor, fascia detailing and a slate tile on the roof.
- 1.2 The application site is large in scale and has amenity space to the front, side and rear which in the majority is laid as lawn. A detached garage is positioned to the south east part of the application site which alongside some hard-surfacing to the front provides a parking provision for three cars. No 69 is open to view from the highway but is set back within its plot adequately. The remaining curtilage consists of a mixture of 2m brick wall, varying heights of foliage screening and a mature tree line along the south curtilage boundary. .

2 Planning History

None

3 Proposal

- 3.1 Part single and part two storey and rear extensions. Dormers to the south side elevation. New side porch and revised fenestration. New garage following demolition of existing.

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)

DM13 (Car and Cycle Parking on Residential Development)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Latest Comments:

Arboricultural Officer An Arboricultural Method Statement dated 11th April 2019 has been submitted, together with Tree Protection Plan Arbtech TPP01 dated April 2019. The Method Statement explains in general terms the need for tree protection measures and foundation design for the new garage building sensitive to the location. In this instance the installation of new foundations for a larger garage must be presented in the form of a piled system - see pages 23 and 24 of the AMS and site specific details will be required. In accordance with the recommendations of the AMS Arboricultural supervision will be required with input from the Local Authority Arboricultural Officer. Service routes are required and must be outside root protection areas.

Previous Comments:

The Tree Constraints Plan is noted. The proposed new garage falls within the Root Protection Area of trees numbered 5 and 6. The constraints plan is not sufficient to comment on this application. An Arboricultural Impact Assessment, Method Statement and Tree Protection Plan will need to be submitted in order to demonstrate how the garage will be built to avoid potential damage to the trees.

Previous Comments:

Two mature trees are shown to be retained along the southern boundary. An Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan is required to be submitted for the trees in relation to the proposed new garage.

Officer Comment: A pre-commencement condition shall be included for these details to be submitted prior to any work commencing onsite. The agent is in agreement with this.

Conservation Officer

Updated Comments:

Given that the building is not listed, I would be happy to amend the condition as you have suggested below i.e. 'no above ground construction works shall commence until...'

Original Comments:

Address – 69 New Brighton Road, Emsworth

Proposed development - Part single and part two storey and rear extensions. Dormers to the south side elevation. New side porch and revised fenestration. New garage following demolition of existing.

Assessment

The existing property, which is semi-detached, is a high-quality example of an Edwardian property, which is locally listed on the List of Building of Local Interest along with the attached neighbour at No. 71.

It has a pitched roof gable end fronting onto the highway with a smaller pitched roof, gable section attached. It has an attractive bay window on the front elevation and side (south elevation). It is constructed of traditional brick and tile materials.

The proposed works would not significantly alter the traditional character of the property or result in the removal of distinctive features which contribute to that character. The proposed use of traditional materials such as slate tiles, matching brickwork, timber windows and leaded dormer windows is welcomed.

Overall no objection to the proposed development subject to a condition being applied requiring materials samples and / or manufacturer details/specifications to be submitted and agreed prior to the commencement of any development.

Officer Comment: A condition shall be included for these details to be submitted and approved by the Local Planning Authority.

Southern Water

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that suitable means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development.

When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Officer Comment: An informative shall be included with any decision

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: 1

Comment	Officer Comment
We object to the recently revised plan with regard to the "New Conservation Rooflight". The reasons for our objection are: 1. Design, Appearance and Layout - we consider that the rooflight is not in keeping with the appearance of this Victorian semi-detached house. 2. Effect on daylight, privacy and outlook - we consider this rooflight will reduce our privacy by adding a third window to the existing two windows that face our adjacent property.	See section 7

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) 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.

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

- 7.3 The works proposed to No 69 consist of a two storey extension to the south side elevation of the dwellinghouse, a single storey rear extension, new porch, revised fenestration and a replacement garage to the front of the application site. The proposed alterations shall change the visual appearance of No 69 but only from the south side and rear and therefore the front view of the dwellinghouse from the public domain of New Brighton Road shall remain un-altered which reduces any visual impact caused as a result and shall retain the uniformity of the semi-detached pair from this vantage point. Following a site visit the two semi-detached pairs of dwellings do have a semi-uniform appearance them however, extensions and alterations have been permitted to the side which would ensure that the works proposed to No 69 are not significantly out of character nor look out of place to the immediate locality.
- 7.4 No 69 is locally listed and as such Heritage Officer has been consulted with in relation to the proposal. Comments have been made which state '*The existing property, which is semi-detached, is a high-quality example of an Edwardian property, which is locally listed on the List of Building of Local Interest along with the attached neighbour at No. 71. It has a pitched roof gable end fronting onto the highway with a smaller pitched roof, gable section attached. It has an attractive bay window on the front elevation and side (south elevation). It is constructed of traditional brick and tile materials. The proposed works would not significantly alter the traditional character of the property or result in the removal of distinctive features which contribute to that character. The proposed use of traditional materials such as slate tiles, matching brickwork, timber windows and leaded dormer windows is welcomed. Overall no objection to the proposed development subject to a condition being applied requiring materials samples and / or manufacturer details/specifications to be submitted and agreed by the Local Planning Authority .*' Therefore, although the works shall result in visual changes to No 69 the impact caused is considered to be appropriate and acceptable.
- 7.5 The proposed garage shall replace an existing garage to a larger scale and in closer proximity to the front of No 69. Although this shall have a visual impact from New Brighton Road the works are considered to be set suitably away from the highway by approx 16m which shall reduce any visual dominance caused significantly. Furthermore due to the design of the works and screening in place to the south from the mature tree line the development is considered to not appear oppressive nor obtrusive from the streetscene and from replacing an existing garage will not create a new type of development that is not already present within the locality. The development is therefore considered to be acceptable.
- 7.6 The single storey works shall be in line with the existing elevations of No 69 and therefore completely screened from the public domain of the highway which shall ensure the works result in a negligible visual impact.
- 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). 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 The proposed single storey rear extension shall be up to the boundary line with No 71 to the north but shall not extend past an existing extension which is in place to the rear of No 71 as existing. Due to this and the existing screening between the dwellings combined with no windows in the side elevation of these works the development proposed at No 69 is considered to retain the existing relationship with this neighbour and not cause undue harm. The works are therefore considered to be acceptable.
- 7.9 Concern has been raised by the public that the proposed works, in particular the first floor side windows in the south elevation of No 69 would create over-looking and a loss of privacy. This has been assessed sensitively due to the proximity of the development to No 67 and it is noted that No 69 already has two first floor windows in the side elevation both of which are fitted with clear glass and serve a bathroom and bedroom therefore an established element of over-looking already exists between the neighbours. Plans have since been amended which remove the proposed dormer most likely to result in over-looking to the opposite neighbour and instead replace this with a conservation rooflight. This rooflight shall be at a height of 1.7m from the floor level which shall ensure that no over-looking can occur and that privacy levels would be retained between the neighbours. This shall be conditioned as part of the decision. The room instead shall be served by a secondary window in the rear elevation at first floor in order to retain acceptable living standards and means of escape at No 69.
- 7.10 The proposed dormer serving the bathroom shall be fitted with obscure glass and fixed shut unless higher than 1.7m which again shall protect privacy levels and prevent over-looking which shall be conditioned as part of the decision.
- 7.11 The third central dormer is proposed to be retained and shall face onto a limited part of the neighbours new extension. From already having a clear glass window in place serving a bedroom the addition of the dormer window is considered to not significantly worsen this impact. The works shall remain set in from the full side elevation of the rest of No 69 and this is considered to off-set any privacy levels sufficiently enough for this part of the development to not warrant a refusal of planning permission. The works are therefore considered to be acceptable.
- 7.12 The development shall increase the mass and bulk of No 69 but shall be set in from the existing side elevation, down from the main ridge height and away from the opposite neighbour by approx 16m. The works shall also be to the north of this neighbour which shall ensure that light levels reaching this neighbour are retained. Therefore, on balance, the development is considered to not appear overly obtrusive nor oppressive from this viewpoint and is considered to be acceptable.
- 7.13 The garage although larger in scale shall be positioned behind a significant level of screening from the mature trees and off from the boundary to the south ensuring the works result in a limited and acceptable impact to the neighbouring amenity levels.
- 7.14 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).

(iv) Trees

- 7.15 To the south side of the application site a run of mature trees are present some of which are subject to a Tree Preservation Order. As a result, the Arboricultural Officer was consulted who asked for further information to be submitted in relation to the potential impacts caused by the development and how this would be mitigated. Further information was submitted in this regard but it did not specifically outline the actions to be taken to ensure that the harm caused to the trees was acceptable by the Local Planning Authority. Therefore in order to ensure that the impact caused is acceptable a pre-commencement condition shall be included with the decision for these details to be submitted to the LPA for approval. The agent is in agreement with this and this shall be included as part of the decision.

(v) Parking

- 7.16 The site shall not be increasing the bedroom numbers present at No 69 and as such no additional parking is required to serve the property. It is noted that the site has a large amenity space to the front capable of accommodating multiple cars and that alongside the garage the provision provided is more than adequate.

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/19/00180 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:

Proposed First Floor Plan: Drawing No 601-103
Proposed South Elevation: Drawing No 601-107
Location and Block Plan: Drawing No 601-001
Proposed Site Plan: Drawing No 601-101
Proposed Ground Floor Plan: Drawing No 601-102
Proposed East Elevation Plan: Drawing No 601-106
Proposed West Elevation Plan: Drawing No 601-108
Proposed Section A-A Plan: Drawing No 601-109
Design and Access Statement: Drawing No 601-601

Reason: - To ensure provision of a satisfactory development.

- 3 No development work shall commence until a Tree Protection Plan and Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority outlining the position of the TPO trees onsite within the shared boundary and the mitigation measures to ensure its protection prior and during the development work. All such approved measures shall be carried out throughout the period of construction activity at the site.

Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.

- 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 rooflight in the south elevation facing No 67 and serving the bedroom shall be fitted with a window to a height of no less than 1.7m above finished floor level, non-opening lights and retained as such thereafter. The dormer window serving the bathroom facing No 67 within the south elevation 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.

- 5 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the extensions have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.