
Site Address: 8 Highland Close, Emsworth, PO10 7JP
Proposal: Erection of part two storey and part single storey rear extension and erection of porch. Cladding and render to side & rear elevations.
Application No: APP/19/00073 Expiry Date: 22/03/2019
Applicant: Mr & Mrs Slight
Agent: Mr Potter Case Officer: Emma Chisnall
 James Potter Associates
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 8 Highland Close is a two storey link detached property situated to the south side of the highway and within a cul de sac. The dwellinghouse is to the north of the main A259 Havant Road and is therefore viewable from two principle highways. No 8 is constructed of facing brickwork and concrete tiles and has an integral garage to the east side and hard-surfacing to the front to provide an additional provision for 1 car. The dwellinghouse benefits from a single storey rear extension and a modest amenity space to the rear which is laid as lawn and surrounded with 1.8m high timber fencing. To the front the amenity space is partly hard-surfaced and partly laid as lawn with a curtilage boundary consisting of 2m hedging.

2 Planning History

05/70377/000 - Single storey rear extension., PERM,23/05/2005

3 Proposal

- 3.1 Erection of part two storey and part single storey rear extension and erection of porch. Cladding and render to side & rear elevations.

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)

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

Southern Water

Southern Water would have no objections to the above proposals.

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”.

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) 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 proposed development at No 8 consists of a two storey rear extension, a new porch to the west side and a replacement single storey rear extension to a reduced width and height. Due to the position of the works they shall not be readily viewable from Highlands Close and the development is therefore considered to protect the existing character of the area and streetscene from within the cul de sac.

- 7.4 The works shall be clearly viewable from Havant Road to the south but this has a different streetscene and view when compared to the cul de sac of Highlands Close. Development is present to the rear of the neighbouring properties including No 8 and the footprint and pattern of development varies due to this creating a mixed appearance with no set uniformity. Therefore although the works proposed to the rear of No 8 are considered large in scale they are considered to not disrupt a uniform appearance from the rear and combined with being set away from the highway by approx 11.8m the works, on balance, are considered to result in a limited and acceptable visual impact.
- 7.5 The proposed two storey extension shall be lower than the existing ridge height, pitched in nature and set off the shared boundaries adjacent creating a proportionate development that sits appropriately within the plot size available. The porch is modest in scale and considered non-obtrusive and with the single storey works reduced in height and therefore improving the current impact caused to No 8 the works are considered to be acceptable.
- 7.6 A cladding and render material is proposed for the extension which are materials not yet present on No 8 and are not common within the streetscene of Highlands Close either. However, No 8 is positioned within the built up area and with the materials being localised to the side and rear of the property only the impact caused is considered to be limited. A condition shall be included with the decision for samples and specifications of both materials to be submitted to the Local Planning Authority for approval to ensure that materials suit the locality. The agent is in agreement with this.
- 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 works have the potential to impact the adjacent neighbour to the east No 9 Highlands Close. Following a site visit it was noted that the connected garages form a gap between the dwellings creating good spacing between them and ensuring the works would not appear overly dominant nor obtrusive. The single storey development which is already in place shall be replaced to similar dimensions as existing and in the same position which alongside a new proposed flat roof is considered to reduce the bulk of development in closest proximity to No 9 and improve the existing relationship. The two storey works shall be set away from the neighbour by approx 3.6m which combined with a modest increase in height of approx 2.1m and a pitched roof design the development is considered to not appear obtrusive nor would it impact light levels significantly or cause shadowing. Combined with no objection being raised the development is considered to result in a limited and acceptable impact on No 9. No windows in the first floor side elevation shall protect privacy levels between the neighbours and ensure that no over-looking occurs.

- 7.9 No 7 Highlands Close is the dwellinghouse to the west. This neighbour shall be set away from the proposed two storey extension by approximately 6.45m which is a good separation distance to ensure that any visual impact caused by the development is reduced. Although the proposed development shall have a large depth the works are set down from the main ridge height and are pitched to the east which combined with the distance between the properties is considered to ensure that the development does not appear over-bearing and that light levels reaching the neighbouring dwelling are not significantly impacted. Combined with no objection being made by the works are considered to result in an acceptable impact.
- 7.10 No windows in the first floor side elevation shall protect privacy levels between the neighbours and ensure that no over-looking occurs. A ground floor window in the west side elevation is proposed however this shall be set suitable off the shared boundary which combined with the screening in place between the neighbours is considered to result in a limited and acceptable impact to No 7.
- 7.11 A porch is proposed to the west side where the current door and entrance to No 8 is. The works are modest in scale and shall be set comfortably off the shared boundary by over 2m which complies with the Borough Design Guide and is considered to be acceptable development.
- 7.12 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) Parking

- 7.13 The application has been submitted with a proposed parking layout which shows that three spaces shall be accommodated onsite at No 8. This would accord with the necessary requirement for a 4 bedroom home as laid out in the Boroughs Parking SPD and as such is considered to be acceptable. A condition shall be included with the decision to ensure that the proposed provision is provided and retained at No 8. An informative shall also be included making the applicants aware that authority from County Highways would be required in order to extend the existing dropped kerb.

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/19/00073 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:

Block, Location and Parking Layout Plan Drawing No 18083-PL-001 Rev A
Existing and Proposed First Floor Plan: Drawing No 18083-PL-003
Proposed Elevations Plan: Drawing No 18083-PL-005

Reason: - To ensure provision of a satisfactory development.

- 3 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 building(s) 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.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans Drawing No 18083-PL-001 Rev A to serve the development hereby permitted shall be made fully available for use prior to the extension being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.