
Site Address:	16 Creek End, Emsworth, PO10 7EX		
Proposal:	Two storey rear extension with balcony .		
Application No:	APP/18/01137	Expiry Date:	07/01/2019
Applicant:	Mr & Mrs Edwards		
Agent:	Mr Lonsdale	Case Officer:	Bee Crawford
	John Lonsdale Architect		
Ward:	Emsworth		
Site Visit Date:	23/11/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large modern three storey detached dwelling and integral garage which has the benefit of previous extensions, situated at the western end of Creek End. It has a brown tiled pitched roof and elevations of red multibrick and white render. There is a rounded double bay feature to the front with a balcony at second floor. The site is level with open vehicular access to the front, leading to a shingle parking area and shrubs, enclosed by a 0.5 metre high wall to the front boundary and hedging to the side boundaries. The rear garden is mainly laid to lawn with decking, a shed, summerhouse, trees and shrubs and has a 1.4 metre high fence and mature shrubs and trees to the eastern and western boundaries and a 2 metre high fence and pebble wall to the rear boundary.
- 1.2 A large modern three storey detached property is to the east, the side aspect of the front garden of property on a generous plot in Beacon Square is to the west, modern link detached bungalows are opposite and allotments are to the rear. The surrounding area is of low to medium density consisting of a mixture of large detached two and three storey dwellings and link detached bungalows of similar and individual age, style and design.

2 Planning History

99/63917/000 - Conversion of garage to conservatory with provision of new pitched roof, new garage to west elevation, two storey front extension with terrace over, and second floor front extension, permitted 28/04/1999.

07/63917/001 - Three storey side extension, rear second storey bay window, permitted 25/07/2007.

3 Proposal

- 3.1 The proposal is for the construction of a two storey rear extension with first floor balcony, following the demolition of the existing conservatory and rear lobby.

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

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: 5

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 proposal is for the construction of a two storey rear extension and balcony, including a new rear enclosed staircase and would not be visible from the public realm.

7.4 With respect to the proposal, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This recommends two storey rear extensions should be sympathetic to the original design of the building and should not cause an adverse affect to the neighbouring properties. There should be a minimum distance of 2 metres to neighbouring properties and advises that it is important gaps are retained between buildings to prevent neighbouring properties being adversely affected.

7.5 The proposal extends across the back of the existing dwellinghouse with an approximate depth of 3.5 metres on the eastern side, incorporating the first floor balcony which has a depth of 1.1 metres and extending to 6.7 metres on the western side for a width of approximately 4.5 metres. Whilst extension continues along the

eastern side elevation of the property, maintaining the 4 metre distance to the boundary, there is a projection of 0.6 metres beyond the western elevation for a depth of 4.75 metres.

- 7.6 There is a minimum distance of 0.2 metres to the western boundary, although the eastern elevation of the neighbouring property at 30 Beacon Square is approximately 13 metres from the boundary and set forward by 10 metres.
- 7.7 Following officer concerns regarding potential overlooking and loss of privacy to the neighbouring property at number 14 Creek End, amended plans were received increasing the height of the balcony screen to the western side to approximately 2 metres. It is noted similar screening has been incorporated to the balcony of this neighbouring property.
- 7.8 The proposed design incorporates glazing, timber cladding with lath screening and a metal sheet clad wall with a glass roof to the western elevation of the extension. Although the design is of a contemporary nature, it is considered it correlates well with the existing property.
- 7.9 The extension would result in a substantial addition to the property which already benefits from previous additions, however it is considered it can be comfortably accommodated within the extent of the site, with sufficient remaining amenity area to the rear.
- 7.10 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

- 7.11 The extension does not project beyond the existing eastern elevation of the property, maintaining the distance of 4 metres to the boundary with 14 Creek End, with the western elevation of this property a further 3 metres away beyond the garage. Whilst there are windows at first and second floor on the eastern elevation of the proposal and glazing to the new staircase, the plans indicate that the glass is to be translucent and predominantly screened with timber laths which would minimise any perception of additional overlooking to this neighbouring property.
- 7.12 Although the extension is of a generous size, it is subservient in height to the main dwelling and the deepest part is approximately 12 metres from the eastern boundary and it is considered any resulting impact on the property to the east would not be unreasonable. It is also noted no letter of objection was received from the occupiers of this property.
- 7.13 The property to the west is situated on a large plot and whilst the extension will be built close to the western boundary, it is adjacent to the front amenity area of the neighbouring site and benefits from established tree screening. There is translucent glazing and translucent glazing behind laths to the new staircase and one high level window with translucent glass the western elevation, although it is considered the property to the west is a sufficient distance away for any impact to be negligible. There are no properties directly to the rear of the site.

(iv) Parking

- 7.14 There is no increase in the number of bedrooms at the property and there is sufficient existing parking provision to meet the requirements for three on site parking spaces as

recommended in the HBC Parking SPD (July 2016).

- 7.15 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). 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01137 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
DWG_01 Location plan
DWG_02 Site plan
DWG_03 Existing site plan
DWG_04 Existing ground floor plan
DWG_05 Existing first floor plan
DWG_06 Existing second floor plan
DWG_07 Existing front and rear elevations plan
DWG_08 Existing east and west elevations plan
DWG_09 Existing section AA plan
DWG_10 Proposed site plan
DWG_11 Proposed ground floor plan
DWG_12 Proposed first floor plan
DWG_13 Proposed second floor plan
DWG_14 Proposed front and rear elevations plan
DWG_15 Proposed east and west elevations plan
DWG_16 Proposed section AA plan
DWG_17 Proposed section BB plan

DWG_18 Proposed section CC plan
DWG_19 Proposed indicative north elevation showing proposed finish
DWG_20 Proposed indicative west elevation showing proposed finish
DWG_21 Illustrative details of lath finish
Design and access statement

Reason: - To ensure provision of a satisfactory development.