
Site Address:	6 Maple Close, Emsworth, PO10 7RJ		
Proposal:	Single storey rear extension and first floor side extension; new cladding to elevations.		
Application No:	APP/19/00186	Expiry Date:	09/04/2019
Applicant:	Mrs M Bradbury		
Agent:	Mr P Davey	Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached two storey dwelling with a detached garage situated in a cul de sac. It has a shallow pitched brown tiled roof and elevations of beige multibrick and green tile hanging at first floor. The site is level with open vehicular access leading to an area of block paving, driveway and shrubs with a dwarf wall to the front, a 1 metre high fence to the western boundary and a 1.8 metre high fence to the eastern boundary. The rear garden is mainly laid to lawn with a patio area, and raised shrub borders with 1.8 metre high fencing to the eastern and western boundaries and a 1.8 metre high wall to the southern (rear) boundary.
- 1.2 Modern two storey detached properties are to the west and opposite, the front aspect of a two storey modern detached property is to the east and the rear garden of a property in New Brighton Road is of the rear. The area is of medium density with detached two storey properties of a similar age, different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension and first floor side extension; new cladding to 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)

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**

None.

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: 1

Comment	Officer Comment
1) There are no two storey side extensions in the t-shaped Close of seven houses. There are two houses with single storey side extensions no. 6 and no. 3. Allowing a two storey side extension would set a precedent and change the character of the Close.	See section 7.
2) The side extension plan shows two new high windows that would look into our property. There is no high windows on the side of no. 6 at present.	See section 7.
3) Would the existing side single storey foundation support a two storey extension ? Has a Structural Engineers report been submitted ?	This is not a planning consideration and would be dealt with by Building Control.
4) All the current properties have tiled facades so a different type would be out of character.	See section 7.
5) All seven properties in the Close are 4 bed detached of a similar size and allowing one to be made much larger	See section 7.

would change the Close's character.

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 The proposal is for a modest first floor side extension and single storey rear extension, together with cladding to the front and rear elevations and would be visible from the public realm.

7.4 Regarding the first floor side extension, there is adopted supplementary planning guidance in the form of the Borough Design Guide which advises that this type of extension should be subservient to the main dwelling, set back from the building line, have a lower ridge height and should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected. The front elevation of the property is staggered and the first floor side addition is to be built over the existing utility room addition which is set back 2.2 metres from the northernmost elevation of the property, 8 metres from the front boundary and 4.2 metres from the eastern boundary. It has a pitched roof which follows the line of the rear roof slope and is 0.3 metres below the existing ridge height. It is judged to be subservient to the main dwelling by virtue of its width and height.

7.5 It is acknowledged that there are no other examples of two storey side extensions within Maple Close, however neighbouring properties have been extended, albeit at single storey. Furthermore, the proposed first floor side and single storey rear extensions are of a cohesive design and modest size, integrating well with the existing property and maintaining the spaciousness between the surrounding properties.

7.6 The single storey rear extension is of a modest size with a depth of 1.6 metres and a width of 3.5 metres, projecting 0.7 metres beyond the rear elevation of the existing property. There are no windows in the side elevations and the extension has a mono-pitched roof to a maximum height of 3 metres.

7.7 The proposed new cladding to part of the extension and the existing property would upgrade the external appearance of the property, covering parts of the front and rear elevations of the dwelling at first floor only, providing an appropriate alternative to the existing materials. Whilst no other properties benefit from this type of finish, the external facades of other properties in Maple Close comprise of brick, stone cladding and tile hanging of various colours. It is therefore considered the proposed cladding would not be incongruous within the existing street scene.

- 7.8 The proposal, together with the existing side addition would result in a modest increase to the original volume of the property and it is considered it can be comfortably accommodated within the extent of the site. It is therefore deemed the proposal would not appear cramped in relation to the neighbouring property to the east or the existing streetscene.
- 7.9 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

- 7.10 The development would be visible from the adjacent properties to the east and opposite, although the majority of the extension will be screened from the property to the west by the existing dwelling.
- 7.11 Concerns have been raised regarding the possibility of overlooking the property to the east from the new windows in the first floor side extension. There are small windows in the front and rear elevations of the extension and a small high level window in the eastern elevation. The eastern elevation of the proposal is 17 metres from the front elevations of the properties and the plans show the new addition is for an ensuite. It is considered the proposal would not result in any harmful degree of overlooking or loss of privacy to the front gardens of the properties to the east which are not deemed to be the primary amenity area. However to minimise any perception, a condition is recommended for the windows of the ensuite to be obscure glazed.
- 7.12 The first floor extension does not extend beyond the elevations of the existing single storey side addition, maintaining the current distances to the neighbouring properties.
- 7.13 The single storey rear extension has no side windows and although there is a window in the rear elevation, it is approximately 11 metres from the rear boundary, with the rear elevation of the first floor extension 13 metres from this boundary which abuts the side boundary of a property in New Brighton Road. Consequently it is judged any impact on this property would be negligible.
- 7.14 The properties opposite are deemed to be a sufficient distance away for any impact to be minimal. Consequently, it is considered that the proposal is unlikely to appear overbearing, intrusive 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/19/00186 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 external materials used shall be as indicated on the submitted forms, email of 15th April 2019 from Mr Davey and hereby approved plans, or 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.
- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor serving the ensuite shall be fitted with 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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Block plan
Existing ground and first floor plan
Existing elevations plan
Proposed ground floor plan
Proposed first floor plan
Proposed side and front elevations plan
Proposed side and rear elevations plan
Email from agent dated 15 April 2019 confirming the colour of proposed cladding

Reason: - To ensure provision of a satisfactory development.