
Site Address:	25 Record Road, Emsworth, PO10 7NS		
Proposal:	First floor side extension on brick pillars.		
Application No:	APP/19/00161	Expiry Date:	15/04/2019
Applicant:	Mr & Mrs B Egington		
Agent:		Case Officer:	Karen Wooden
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached house of traditional red brick with a slate tiled roof, located on the eastern side of Record Road. The front elevation has a bay window and porch. To the front and southern side of the property is a hard surfaced area providing curtilage parking for 3 vehicles. The front boundary line is defined by means of a brick wall and hedge.
- 1.2 Record Road comprises of predominantly two storey detached, semi detached and terrace houses which vary in age style and design. It is evident that some properties have been altered and extended.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

First floor side extension on brick pillars.

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
AL1 (Presumption in Favour of Sustainable Development)

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

5 **Statutory and Non Statutory Consultations**

Developer Services, Southern Water

The exact position of the public foul sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

- No development or new tree planting should be located within 3m either side of the external edge of the public sewer
- No new soakaways should be located within 5m of a public sewer
- All existing infrastructure should be protected during the course of construction works

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
The planned extension comes very close to our boundary. On our second floor we have a window that provides light to our stairs and landing. We would like to be reassured that the new extension would not block out that light.	Addressed in Section 7
The plans seem to suggest a window is being placed in the existing building that might overlook our house.	Addressed in Section 7
We would require unhindered access to the side of our house during the building stages.	This is not a planning consideration

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) Impact on 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 By nature to the location, the proposed development will be readily visible from the public domain. With regard to the impact on the character of the area, it is noted that two storey side extensions have been constructed at Numbers 29 and 31, which are properties of a similar age and style to the application site. The submitted details show the proposed materials are to be of a similar style to the original dwelling.
- 7.4 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

- 7.5 Due to the proposed location of the extension, it is not considered that it would have an adverse impact on the occupiers of the properties to the north, east or west.
- 7.6 No. 23 Record Road is to the south of the application site. This is a two storey detached house with a single storey rear extension. Concerns have been raised that the proposal comes close to the boundary line and may block out light to their stairs and landing window. The extension is to be located to the north of No. 23 and as such will not impact the amount of light to the northern elevation of 23. Furthermore, a landing window does not provide light to a primary living space and therefore impact on the light to this window would not be considered to be unacceptable. Concerns have also been raised in relation to the addition of a window to the existing dwelling. The plans do not show this, however they do show a skylight is to be inserted into the roof section between the two pitches of the extension. This will provide light and ventilation to the landing area between the two new bedrooms, and will not overlook the property to the south. No windows are to be inserted into the side elevation of the extension. The proposed window to the rear elevation will be sited closer to the boundary line, however it will be set behind the rear wall of No. 23 and it is not considered that the additional overlooking caused would be significant enough to justify the refusal of the application.
- 7.7 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) Impact on parking

- 7.8 The proposal will increase the bedroom from three bedrooms to four, however there is adequate curtilage parking for three vehicles and as such complies with the Havant Borough Parking Standards.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00161 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:

Existing floor plans, elevations and location plan - received 06.02.19
Proposed floor plans, elevations and location plan - received 06.02.19

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms 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.