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|-----------------|--------------------------------------------------------------------------------------------------------------------|---------------|--------------|
| Site Address:   | 6 Ernest Close, Emsworth, PO10 7NW                                                                                 |               |              |
| Proposal:       | Two storey side and single storey rear extension (following removal of existing conservatory and detached garage). |               |              |
| Application No: | APP/18/00414                                                                                                       | Expiry Date:  | 12/06/2018   |
| Applicant:      | Mrs McCauley                                                                                                       |               |              |
| Agent:          | Mr Clarke                                                                                                          | Case Officer: | Bee Crawford |
|                 | PDK Architecture and                                                                                               |               |              |
|                 | Surveying                                                                                                          |               |              |
| Ward:           | Emsworth                                                                                                           |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a modern two storey semi-detached property and a detached garage. It has a brown tiled pitched roof and elevations of red multibrick and tile hanging. The site is level with open vehicular access leading to a concrete drive, an area of shingle and shrubs. There is a low wall to part of the front boundary, shrubs to the northern boundary and partly open to the southern boundary with a 1.8 metre high fence towards the eastern end. The rear garden is of a good size, with a maximum width of approximately 19 metres. It is mainly laid to lawn with shrubs and a shed and is enclosed to all boundaries with fencing ranging in height from 1.5 metres to 2 metres.
- 1.2 The adjoining semi-detached property is to the north, a pair of two storey semi-detached houses are to the south and opposite and the side aspect of a rear garden of a property in Bosmere Gardens is to the rear. The area is of medium density with two storey detached, semi-detached and terraced properties of similar and different age, styles and design.

## **2 Planning History**

None relevant to this application.

## **3 Proposal**

- 3.1 The proposal is for the construction of a two storey side and single storey rear extension (following removal of existing conservatory and detached garage).

## **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)

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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**

### **Developer Services, Southern Water**

Southern Water would have no objections to the above proposal.

Southern Water requires a formal application for any new connection to the public foul 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](http://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>.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

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

Please note:

No development or new tree planting should be located within 3 metres either side of the external edge of the public sewer and all existing infrastructure should be protected during the course of construction works.

No soakaways should be located within 5 metres of a public sewer.

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](http://www.southernwater.co.uk)

NB: Informative recommended.

## **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 proposal is to the side and rear of the dwelling and would be visible from the public realm, with the property situated approximately 8 metres from the highway. Regarding the two storey element, there is adopted supplementary planning guidance in the form of the Havant Borough Design Guide for this type of extension, which advises that they should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends two storey extensions should be at least two metres from the boundary to prevent neighbouring properties and the street scene being adversely affected.

7.4 The extension is set back from the front elevation of the property by 3.15 metres and is 0.75 metres below the existing ridge. The extension is 1 metre from the southern boundary and the northern elevation of the property at number 4 is a further 2.35 metres away. The addition is judged to be subservient by virtue of the above together with the proposed width.

- 7.5 The single storey element of the proposal is to replace an existing small conservatory and will join the rear of the side extension. It is 4 metres in depth with a flat roof, mono-pitched to three sides and two roof lights to a height of 3.628 metres. The proposal would result in a reasonable increase to the original volume of the property, which can be comfortably accommodated within the extent of the site.
- 7.6 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

- 7.7 The proposed two storey extension is 1.38 metres wide and would be set back from the front elevation by 3.15 metres. A 1 metre gap will be retained to the southern boundary, with the northern elevation of the property at number 4 Ernest Close a further 2.35 metres away. The majority of the single storey extension would be screened by the neighbouring garage.
- 7.8 With respect to the possible loss of privacy from the proposed windows, the two storey element of the scheme has one high level side window at first floor serving a landing and a door and two windows at ground floor, which would be screened by the existing 1.8 metre high boundary fence.
- 7.9 There are no windows in the side elevations of the single storey rear extension and whilst there are bi-fold doors in the rear elevation, the properties to the rear are considered to be a sufficient distance away for any impact to be negligible.
- 7.10 A 45 degree angle test indicated that the single storey element of the extension would fall slightly within the overshadowing zone of number 8 Ernest Close, although the extension is set off the northern boundary by 0.2 metres. Furthermore, the roof pitches away from this boundary, minimising the perception of the extension being overbearing. Consequently the degree of impact is not considered so great as to constitute a defensible reason for refusal.

(iv) Parking

- 7.11 Whilst there is no increase in the number of bedrooms at the property which is currently three, the extension would result in the loss of the garage. Subsequently there will be a requirement for two on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan was not submitted with the application, however, it is considered there is existing sufficient parking on the site, therefore a condition would not be necessary in this instance.
- 7.12 Consequently, it is considered that the proposal is unlikely to 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.

## 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/18/00414 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 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 The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
Drg no. 001 A Existing floor and roof plans  
Drg no. 002 A Existing elevations plan  
Drg no. 003 B Proposed floor and roof plans  
Drg no. 004 B Proposed elevations plan  
Drg no. 005 A Location and block plan  
Photographs of existing property  
Planning statement dated April 2018

**Reason:** - To ensure provision of a satisfactory development.