
Site Address: 59 Havant Road, Emsworth, PO10 7JQ
Proposal: Single storey rear extension with external alterations, including demolition of detached garage & alterations to boundary wall facing the driveway.
Application No: APP/18/00661 Expiry Date: 22/08/2018
Applicant: Mr & Mrs Paterson
Agent: Mr Harding Case Officer: Karen Wooden
BH Architecture Ltd
Ward: Emsworth
Site Visit Date: 20/08/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large detached dwelling dating from the turn of the 19c and is located on the western side of Havant Road.
- 1.2 The property is of red brick construction and has a brown hung tiled roof, with two dormer windows to the front elevation and one to the rear. A driveway runs down the west elevation, which accesses a rear parking area and double garaging for the application site, and confines north to No. 61 Havant Road.

2 Planning History

APP/10/00484 - Velux windows and UPVC double doors. (Revision to Planning Permission APP/10/00081.), PERM,26/10/2010
APP/10/00779 - Application for non-material changes to Planning Permission No. APP/10/00081 relating to relocation of 1 No. door and revised fenestration., PERM,18/11/2010
APP/12/00318 - Replacement of clear glazed first floor window to side elevation. (Retrospective Application.), PERM,06/06/2012
APP/16/00111 - Proposed second floor extension with front, rear dormers and rooflights to west elevation., PERM,24/03/2016

3 Proposal

Single storey rear extension with external alterations, including demolition of detached garage & alterations to boundary wall facing the driveway.

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

5.1 No consultees required.

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: 6

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

(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 application seeks to construct an extension to the rear of the property. The extension is to be wider than the current width of the host dwelling and as such parts will be visible from the public domain. To the eastern elevation there is currently a small single storey extension which, subject to the approval of the application, will be demolished. The proposed plans show the eastern most part of the extension is to be a garage, to be accessed via a block paved driveway along the eastern elevation, with the garage door facing south. The western side of the extension is to be a garden store, which will be accessed via double timber doors on the northern elevation. This will result in the garage door and part of the extension being visible from the public domain, however the proposal will be set approximately 18m back from the highway. Furthermore the proposed materials are to match those used on the host dwelling and will sympathetically blend with the host dwelling, reducing any adverse impact on the character of the area.

7.4 The proposed alterations to the boundary wall along the western elevation of the site are considered to be appropriate in context with the existing wall. Furthermore this element of the proposal will not be readily visible from the public domain.

7.5 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

- 7.6 Due to the proposed location of the extension it is not considered that it will have an adverse impact on the occupiers of the properties to the south.
- 7.7 The property to the north (61 Havant Road) is sited to the rear (north) of the application site, and is accessed via the shared drive that runs along the western boundary of No. 59. The current boundary treatment between these properties is a 2m brick wall. The plans show that the separation gap between the proposed extension and the northern boundary will be a minimum of 13.5m, with a gap of at least 19m being retained between these two neighbouring properties. It is therefore not considered that the extension would have a significant impact on the occupiers of the property to the north in terms of loss of privacy or loss of light.
- 7.8 The property to the east (57 Havant Road) is a detached house, set relatively close to the boundary line. The current boundary treatment is defined by a mix of fencing and natural screening. To the north western corner of No. 57 is a detached garage, which is accessed via Record Road to the east. The proposed extension will be located close to eastern boundary however the plans show no windows are to be sited on the eastern elevation, and therefore will have no impact on the occupiers of the neighbouring property in terms of overlooking or loss of privacy. The proposal is to be sited to the north of the dwelling at No. 57 with a minimum gap of 3m. Due to the orientation it is not considered that the extension would have a significant impact on this neighbour in terms of loss of light nor will it have an overbearing impact.
- 7.9 The property to the west (63 Havant Road) is a detached house, which follows a similar front build line with the application site. The shared driveway runs between No's 59 and 63 properties, retaining a gap of approximately 6m between the proposed extension and the dwellinghouse of No. 63. Due to this distance it is not considered that the proposal will have an adverse impact on the occupiers of this neighbouring property in terms of overlooking or loss of light.
- 7.10 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.

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/18/00661 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:
Design and access statement - received 27.06.18
Block and site location plan - received 27.06.18
Existing floor layouts and roof plan - Drawing 1
Existing elevations and sections - Drawing 2
Proposed ground floor and site layout - Drawing 3
Proposed elevations - Drawing 4
Proposed section, site section, roof plan and site layout - Drawing 5
Reason: - To ensure provision of a satisfactory development.
- 3 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.