
Site Address:	33 St James Road, Emsworth, PO10 7DW		
Proposal:	Two storey side and first floor rear extension. (Resubmission).		
Application No:	APP/17/00507	Expiry Date:	05/07/2017
Applicant:	Powell Homes		
	Powell Homes		
Agent:	Mr Airey	Case Officer:	Tina Pickup
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

33 St James Road is a semi detached two storey dwelling located on the north side of the road, before a dog-leg corner, such that Nos 31 & 33 are sited at right angles to No 29. Therefore the rear garden of the application site abuts the side boundary of No 29.

The property is finished with cream painted render with red brick quioning detail, beneath a hipped red plain tiled roof. It is set back from the highway by about 2.5m with a frontage low brick wall. There is also a street lamp adjacent this wall. The site is wider than average with some 7.5m land to the west, in which an old prefabricated garage is sited towards the north western corner. The building to the west is a relatively new pair of semi detached dwellings.

The dwelling has a single storey rear lean-to style projection (probably original). Of note is the short rear garden, there is only approximately 6m from this rear projection to the shared boundary with No 29.

The site lies within Flood Zone 3 - as a result previous enquires to construct a new dwelling on the land to the west have been advised of the need for a Sequential Test which, since there are more suitable sites for development, would fail and the principal of further residential development on the site has been found to be unacceptable.

2 Planning History

APP/17/00251 - Two storey side and first floor rear extension. , Withdrawn 11/05/2017

3 Proposal

Two storey side and first floor rear extension. (Resubmission).

This is a revised application which has reduced the width of the extension and addressed the overlooking potential to the rear. The proposal now includes a 4.5m wide x 5.8m deep two storey side extension, set back 1.8m from the front facade, having a hipped roof stepped down from the main ridge. It also includes adding a first floor over the existing single storey rear projection and the amended plans show the window in the side, west elevation, with the first floor being tile hung. Three car parking spaces are also proposed, 2 to the west of the extension, in tandem, and one to the front.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

- CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

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

Engineering/Drainage

None received

Environment Agency

None received

Highways Engineer, Development Engineer

This is a householder application and there is no new access and therefore the application does not need to be sent to the Highway Authority as the Planning Authority will deal with it under Standing Highway Advice

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
As stated in previous letter (APP/17/00251) object to loss of privacy to back garden and patio; bedroom window could go on side instead	See comments below

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 and Flood Risk
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development and Flood Risk

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. Whilst the site is located in Flood Zone 3 where new residential development would be at high risk and not supported in principle, this proposal is however an extension to an existing dwelling. The submitted FRA indicates that floor levels will be no lower than the existing levels and flood resilience measures will be incorporated. As such there is no objection on Flood Risk grounds provided the extension is genuinely occupied as an extension and not severed from the original dwelling.

(ii) Appropriateness of design and impact on the character of the area

7.3 The reduced size of the extension ensures that it is genuinely an extension and not tantamount to the creation of a new dwelling (for flood reasons as above); as well as ensuring the design is proportionate and subservient to the original. This revised scheme is now considered compliant with the Borough Design Guide in that the ridge line is set down and the front facade set back nearly 2m which introduces an appropriate degree of subserviency. St James Road is predominantly semi detached hipped ended dwellings giving a fairly strong visual uniformity - the proposed design and hipped roof is considered to respect this pattern to the streetscene. There would still be some 3m to the western boundary which is considered sufficient a gap to avoid any 'terracing effect'.

7.4 Accordingly this revised design is deemed appropriate in context to the main building and street scene 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 As originally proposed the first floor rear addition included a bedroom window in the rear, north elevation, which would have been within 6m of the rear boundary - the overlooking potential in such close proximity to both No 29 and 27's private sitting out patios and gardens would have resulted in a direct loss of privacy, detrimental to their amenity. Amended plans have therefore been submitted re-siting the window to the west elevation.

7.6 This revised position for the window would have a separation of some 8m to the western boundary and 10m to the side wall of No 35. This side wall of No 35 has an obscure glazed ground floor window and small clear glazed first floor window, both set in the front half of the dwelling. Therefore the direct line of sight out of the proposed bedroom window would be onto a blank brick wall, and whilst some angled views would enable oblique views into the garden of No 35, this is considered to be not materially significant relative to the existing overlooking in this high density residential area. Furthermore it is noted that there are two existing first floor windows in the side elevation, one serving the landing and one a bedroom, which are omitted in the proposed plans; hence the proposed window could be construed as a replacement window, again not materially affecting privacy levels.

- 7.7 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 have been received to the amended plans.

(iv) Parking

- 7.8 The proposal results in an additional 4th bedroom which triggers the need for a third on site parking space. The existing garage on site is to be removed and the revised plans show parking for 3 cars across part of the frontage of the site. This would necessitate the removal of part of the existing frontage wall and require an extension of the dropped kerb, which may impact on the location of the street lamp - therefore an Informative should be added alerting the applicant to the need to contact SSE about any possible conflict and need to re-site this lamp.
- 7.9 The extent of the hardsurfacing could have a detrimental effect on the visual appearance of the street scene but regard must be had to the fact that the provision of hardsurfacing would be permitted development under Class F provided the surface material is porous or run-off water is directed to a permeable area within the curtilage. Since the site lies within Flood Zone 3 it is also important to maximise surface water drainage so it is considered appropriate to condition the hardsurfacing to be porous.

8 Conclusion

- 8.1 The scale, siting and design of the amended 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/17/00507

(A) 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the first floor of the north elevation without the prior written approval of the Local Planning Authority.

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 2012.

- 4 The accommodation and extension hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The site is within Flood Zone 3 where the Sequential Test would need to be applied and for flood risk reasons the extension should not be occupied separately from the main dwelling, having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The car parking shown on the approved plans to serve the development hereby permitted shall be constructed of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. The parking and access arrangements shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and surface water drainage in this Flood Zone 3 location, having due regard to policies CS15 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Application Drawing PL01 Rev C

Reason: - To ensure provision of a satisfactory development.