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Mr P Cashin
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Our Ref: GEN/17/00812
Direct Line: (023) 92 446523
Ask For: Mrs E Chisnall
Email: planning.development@havant.gov.uk 24 July 2017

Site Location: 12 Fairlea Road, Emsworth, PO10 7SX

Re: Proposed rear extension, landscape front garden with a permeable surface to provide 2 parking spaces, decking to rear and roof lights to roof to form living accommodation.

Dear Mr Cashin,

I am writing to you further to your enquiry received on the 10 July 2017 regarding the above address.

From the information you have provided and following my research of the planning history, I am of the opinion that planning permission would be required for the development proposed under Schedule 2, Part 1, Class A, Class B and Class F of the Town and Country (General Permitted Development) (England) Order 2015 for the proposed single storey rear extension, the proposed rooflights, proposed cladding, proposed decking and proposed parking.

The main issues in relation to this proposal are considered to be:

1. The principle of residential development
2. The impact on the character and appearance of the area
3. The suitability of the proposed dwellings in terms of residential amenity
4. Parking
5. Trees
6. Decking

1. The principle of residential development

The application site is located within the settlement area of Emsworth where the principle of development is acceptable provided the development is in accordance with the Development Plan and all other material planning considerations.

2. The impact on the character and appearance of the area

Following a desktop study it is noted that Fairlea Road contains predominantly bungalow and chalet bungalow dwellings constructed of facing brick with a white/cream render. The proposed cladding would therefore have to be sensitively assessed as to whether it would look in keeping on No 12 and within the streetscene. I would therefore recommend that a brick and render finish to the building is incorporated and if not that a justification for the use of cladding is given in any formal submission for planning permission with supporting other examples within the streetscene.

It is noted that the neighbouring dwelling to the west has removed some of the amenity space to the front to provide an additional parking space using a permeable material. Therefore it is considered that the precedent has been set and that this part of the proposal is likely to be given officer support.

The extension itself would be required to appear subservient to No 12 and be of a good design, following the same shape and roofline of No 12. The extension is considered to not currently achieve this and it would be advised that a hipped roof is incorporated to reflect No 12 and that the design is altered to reduce its mass and bulk on No 12 and reduce the pitch height in order to appear more in keeping to No 12 and the streetscene.

It is noted that in order to accommodate the loft extension that no exterior changes are proposed to No 12. If that is the case then it would be considered that the majority of the existing dwellinghouse is maintained which is likely to result in gaining officer support.

3. The suitability of the proposed dwellings in terms of residential amenity

Without a site visit a full assessment of the impact of the development on neighbouring dwellings cannot be made nor commented on until a formal submission is made. The extension is proposed to be in closer proximity to the shared boundary to the west and No 14 and the development would need to be assessed as to whether it would negatively impact any outlook at No 14 or impact light levels due to the extended mass and bulk of No 12.

It is likely that Environmental Health would need to be consulted with in relation to the proposed chimney and whether this would cause any noise, smell or smoke pollution.

Without a section drawing I am unable to assess whether the proposed rooflights in particular to the side roof elevation would cause any over-looking or a loss of privacy to neighbouring dwellings. In order to meet with permitted development rights any windows at a first floor level on a side elevation would be required to be fitted with obscure glass and fixed shut if lower than 1.7m from the proposed finished floor level and it is unclear whether the proposed rooflights comply with this or not and if not, what over-looking is caused as a result.

4. Parking

Without a first floor plan it is a challenge to determine how many bedrooms would be present at No 12 and therefore how many parking spaces would be required to be accommodated onsite. However, the Parking Standards SPD would need to be adhered to and therefore I have attached this for your reference:

<http://www.havant.gov.uk/sites/default/files/documents/Final%20Parking%20SPD.pdf>

Without a scaled block plan it is difficult to determine whether the hard-surfacing proposed to the front of No 12 in order to create two parking spaces would require planning permission. However, should the works comply with the below criteria then planning permission would not be required.

Under Schedule 2, Part 1, Class F of the GPDO development is permitted subject to the condition that where-

- A) The hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and highway, and
- B) The area of ground covered by the hard surface, or the area of hard-surface replaced would not exceed 5 square metres,

either the hard-surface is made of porous materials or provision is made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

5. Trees

It is noted that mature trees are present to the front and rear of No 12 and as such it is likely that supporting information in the form of a Tree Protection Plan would be required with any formal submission in order to outline where the trees are and how any harm caused to them prior and throughout the development would be mitigated against.

6.Decking

Without a section plan it cannot be determined whether the decking would require planning permission however if it is to breach 0.3m in height then it would. An assessment would need to be done following any planning application in order to ascertain whether this would impact any neighbours amenity levels or result in a significant adverse impact to No 12.

Conclusion

I am of the opinion that the proposal is worthy of a planning application however a full assessment of the impact caused to neighbouring dwellings cannot be commented on at this time. It would be advised that with a formal submission that amendments are made to the design of the proposed development in order to ensure it has an acceptable mass and bulk and appears subservient to No 12. It would be advised that the rooflights along the side elevations are proposed at a height of 1.7m above the finished floor level in order to ensure no over-looking occurs and that the decking is kept to an acceptable height no greater than 0.3m. It is advised that a material more in keeping to No 12 is used in the form of brickwork or render.

The fee for this type of application is £172 and applications can be submitted electronically at

<http://www.havant.gov.uk/making-planning-application/planning-application-fees>

Forms and guidance can be downloaded at:

<http://www.havant.gov.uk/planning-development-management/making-planning-application>

<http://www.planningportal.gov.uk/permission/house>

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

Yours Sincerely,

Emma Chisnall

Mrs E Chisnall
Planning officer
Our Ref: GEN/17/00812