
Site Address: 13 Ernest Close, Emsworth, PO10 7NW
Proposal: Two storey side and single storey rear extension; new front porch.
Application No: APP/17/00731 Expiry Date: 31/08/2017
Applicant: Mr & Mrs White
Agent: Mr Bessant Case Officer: Karen Wooden
 Jimmy Bessant Architecture
Ward: Emsworth
Site Visit Date: 24/07/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 13 Ernest Close is a two storey semi-detached property, located within a cul-de-sac in Emsworth. The house is of brick construction with a tiled pitch roof, and hung tiles to the front upper section of the house. The property currently has a driveway and carport to the northern side of the house. The front lawn has been replaced with shingle.
- 1.2 Ernest Close comprises of 14 similar style property. The application site lies on the western side of the road, close to the hammerhead.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 Two storey side and single storey rear extension; new front porch.

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)

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultees required for this application.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received:

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 proposed single storey rear extension would not be visible from the public realm, therefore it is not considered that the scheme would result in a negative impact upon the streetscene of Ernest Close.

7.4 Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main building and respects the existing built form, character and appearance of the surrounding locality. On this basis, the proposed rear extension is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

7.5 The proposed side extension is to be constructed on the northern elevation. The proposal would be visible from the public realm, however the property is situated at the end of a cul-de-sac and is around 8m away from the highway. The extension is to be built over the existing covered way, extending the length of the host dwelling.

7.6 The two storey extension does not extend beyond the front elevation of the property and has a similar roof element to that of the existing house. The two storey element of the scheme has a lower ridge height which clearly demonstrates subservience to the main building. This meets the requirements of the adopted supplementary planning guidance in the form of the Borough Design Guide.

7.7 The front porch will be set approximately 6m back from the highway. The materials to be used are to match those of the existing dwelling, and it is therefore not considered that this would have a significant impact on the streetscene.

7.8 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

7.9 When assessing the impact of the proposal on the residential amenity, it is important to note that the neighbouring property to the south (11 Ernest Close) already benefits from a single storey rear extension which extends approximately 2 metres beyond the rear

wall of the dwellinghouse. Furthermore, the application site currently benefits from a rear extension which extends approximately 2.4 metres beyond the rear wall of the dwellinghouse. It is also important to note that the proposal complies with the tolerances of Permitted Development. No windows are proposed for the southern elevation of the rear extension. The proposed two storey side extension will be on the northern elevation and will not be visible from 11 Ernest Close. The porch will be sited approximately 3m from the boundary of the two properties. It is therefore considered that the proposed would not have a significant impact on the occupiers of this adjoining property.

- 7.10 The front building line of the semi detached properties to the north (15 & 17 Ernest Close) is set approximately 2m further west than the application site. Currently the application site has a landing window on the first floor of the northern elevation. The proposal shows this window is to be replaced and obscure glazed to accommodate the new en-suite bathroom. Two high level windows are proposed for the ground floor on this elevation. The property directly to the north (No. 15) currently has a first floor window, and a door and two ground floor windows looking towards the application site. The first floor window is clear glazed, however the door and ground floor windows are obscure glazed. Taking into consideration the separation gap and differing angles of the two properties, in addition to the obscuration of the first floor window, it is not considered that the proposal would cause significant harm to the occupiers of the property to this neighbouring property.
- 7.11 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00731 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:
Site and location plan - 01
Existing floor plans and elevations - 02
Proposed floor plans and elevations - 03
Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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.

- 4 The window above 1st floor level in the northern elevation of the building shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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.