Site Address:	25 New Brighton Road, Emsworth, PO10 7PR		
Proposal:	Two storey rear extension with pearl cladding and decking.		
Application No:	APP/17/00606	Expiry Date:	15/08/2017
Applicant:	Mrs J Critchell		
Agent:		Case Officer:	Emma Chisnall
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 25 New Brighton Road is a semi detached two storey dwelling constructed of a red brick wall with a slate hipped roof. To the rear of the dwelling there is a single storey extension which stretches across both dwellings (25 and 23) and is constructed of white painted brick with a shallow hipped roof.

1.2 The dwelling is on sloping ground from east to west and is screened around the curtilage by a 2m high fence. To the front of the dwelling the ground is hard-surfaced for the provision of parking approx three cars and to the rear of the dwelling the amenity space is adequate in size and has existing decking measuring 3.3m deep by 5.9m wide with the rest of the space as lawn.

2 Planning History

91/56746/000 - Formation of vehicular access, PERM,05/12/1991
APP/16/00124 - Single storey rear extension and decking., PERM,12/04/2016
APP/17/00316 - Crown reduce western sector by 1m and remove lowest limb diameter 25cm 1No. Austrian Pine, crown reduce western sector by 1m 1No. Austrian Pine, both within Group 1 subject to 1306., PERM,21/04/2017

3 Proposal

Two storey rear extension and decking.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturalist
No adverse comments for this proposal.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Concerns raised by neighbouring dwelling No 23. Two storey development would have effect on daylight and outlook would be oppressive. It would have an effect on daylight to the conservatory. The works would also set a precedent for two storey development. No objections raised for single storey development.	Comments shall be addressed under section 7 of the report under 'Planning Considerations'.

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.

7.3 Concern has been raised that the works proposed to No 25 shall set a precedent for two storey development along New Brighton Road. Although it is acknowledged that this is true the harm caused by this is considered to not be severe. The two storey development shall be positioned to the rear of No 25 and therefore not viewable from the streetscene maintaining the character of the area. The dwellinghouses are in large plots which can accommodate the extended development to the rear without creating

a cramped appearance. As No 25 is located within the defined urban area the principle of development is considered acceptable. Therefore the impact is considered to be limited and acceptable which would not warrant a refusal of the planning permission.

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

7.4 The works proposed to No 25 shall be positioned to the rear of the dwellinghouse and would therefore be hidden from the streetscene, maintaining the character of the area along New Brighton Road. The development has been designed to reflect a subservient appearance on No 25 and shall not extend past the existing side elevations, shall be set down from the ridge height and the works shall continue the hipped roof design. The works are therefore considered to accord with the Borough's Design Guide, having an acceptable mass and bulk as a result.

7.5 Cladding has been proposed for the first floor extension to the rear with brickwork proposed on the ground floor and slate for the roof. The proposed cladding is a new material not yet present along New Brighton Road however as the works are proposed to the rear and shall be hidden from the public realm, the impact of this is considered to be limited. A Pearl/Grey colour has been proposed and a sample submitted with the application. This is considered to be a colour akin to the palette within New Brighton Road and is not significantly obtrusive that would warrant a refusal of planning permission. Therefore the materials proposed are considered to be acceptable.

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 Concern has been raised by the attached neighbour to the south No 23 that the works shall impact light levels into the first floor bedroom window and conservatory and that the two storey development shall be oppressive to the first floor bedroom window. A site visit was performed in order to assess the impact caused to the dwellinghouse. No 23 is to the south side of No 25 and therefore due to this light levels would not be impacted to No 23 due to the sun rising in the east and setting in the west. The proposed first floor extension shall project to the rear by approximately 3m with a hipped roof away from No 23 which is considered to be a moderate depth with a reduced visual impact due to the design of the roof. As per the Design Guide a 45 degree angle has been applied to the middle point of the first floor bedroom window to assess whether the works at No 25 shall cross this line. Although they do, this is at the very end point of the development and therefore the impact caused is considered to not be significant enough to warrant a refusal of the planning permission.

7.8 Planning permission has been previously granted to No 25 for a single storey rear extension and decking area which will now be extended further in depth to the rear of No 25 due to the proposed first floor extension. Although the ground floor works shall be greater in depth the screening between No 25 and No 23 is considered to be sufficient in timber fencing 2m high in order to provide sufficient screening. The land slopes from east to west to the rear of the dwellinghouses and therefore it is acknowledged that the works shall be in a higher position once the ground has been levelled. However, the ground floor works are approximately 2m high with a hipped roof which is not considered to create a significant impact to No 23. The decking is proposed to be approximately 0.35m high which is marginally above what could be

carried out without planning permission under permitted development rights and is therefore considered to have a limited and acceptable impact.

7.9 The dwellinghouse to the north No 27 is considered to be set sufficiently away from No 25 which coupled with the screening between the dwellinghouses and that the roof shall be hipped away would ensure that the works do not result in a significant adverse impact to the neighbouring dwelling.

7.10 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/17/00606 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. Excluding the pearl cladding which is proposed along the rear elevations of the first floor development.
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:

Proposed Elevations, Floor Plans and Site Plan: Received 20.06.2017
Tree Statement: Received 20.06.2017

Reason: - To ensure provision of a satisfactory development.