
Site Address:	80 Highland Road, Emsworth, PO10 7JN		
Proposal:	Part first floor, part two storey side extension.		
Application No:	APP/17/00706	Expiry Date:	29/08/2017
Applicant:	Mr Richards		
Agent:	Mr A Dunks	Case Officer:	Emma Chisnall
	Andrew R Dunks Ltd		
Ward:	Emsworth		

Recommendation:

1 Site Description

- 1.1 80 Highland Road is a large two storey dwellinghouse which is constructed of facing brickwork and concrete tiles. The dwellinghouse is positioned on a slight incline from south to north and has a front amenity space which is large in size and part laid as lawn to the east and part hard-surfaced to the west. Three cars can be accommodated on the site including the hard-surfacing and garage which is positioned to the west side.
- 1.2 No 80 has a single storey side extension between the dwellinghouse and garage that was granted permission in 2004. The amenity space to the rear is large in size and laid as lawn. The curtilage boundary is constructed of 1.8m timber fencing with mature trees along the south west boundary.

2 Planning History

04/69374/000 - Single storey extension to south west elevation., PERM,20/05/2004

3 Proposal

Part first floor, part two storey side extension.

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)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboricultural Officer:

At the front of the site there is a young Cherry tree, however this is not considered to be a constraint to the development as it is a poor quality specimen. Additionally, it is considered to be of sufficient distance away from the proposed development to constitute any constraint to the development.

In the neighbouring rear garden, there are some medium sized boundary line trees/shrubs which have already been pruned back to the boundary line and are of poor quality. They should not be affected by the development.

The only remaining tree on the site is a semi-mature Sycamore located in the back garden, close to the rear boundary, however this is considered to be of sufficient distance away from the proposed development to constitute a constraint.

Therefore in arboricultural terms, there is no objection to the 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: 10

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 works proposed to No 80 involve a forward extension of the existing single storey side extension at ground floor and then a first floor extension over both elements. 80 Highland Road has a mixed streetscene where multiple dwellinghouses have carried

out similar work to No 80 and therefore the precedent for this type of development has been set and the works proposed to No 80 are considered to not look out of place.

- 7.4 No 80 is angled away from Highland Road and as such the works proposed to the south west elevation are considered to have a reduced visual impact due to the orientation of the dwellinghouse. Although it is acknowledged that the works do not appear subservient on No 80 the visual harm caused as a result is considered to not be significant enough to warrant a refusal of planning permission. It is noted however that the proposed works shall be set in from the front elevation and shall be in line with the rear elevation and therefore on balance the works are considered to have an acceptable mass and bulk.
- 7.5 Materials are proposed to be matching that of the existing which should ensure that the works look in keeping to No 80 and not out of place.
- 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 The works are proposed to the south west side elevation of No 80 Highland Road and as the works shall not project past the front nor rear elevation the development shall be positioned away from the attached neighbouring dwelling No 78 resulting in a negligible impact.
- 7.8 Sufficient screening is in place in the form of mature trees and 1.8m timber fencing at No 80 that surrounds the south west boundary. The proposed development shall also be sufficiently distanced away from the neighbouring dwellings to the south and west of No 80 and therefore on balance it is considered that the development would result in a limited and acceptable impact only and is therefore considered to be acceptable.
- 7.9 The application site is considered to be able to accommodate the proposed development whilst retaining an acceptable amount of amenity space for the current and future occupiers of No 80 Highland Road and can be considered acceptable.
- 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to for application APP/17/00706 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Layout Plan: Drawing No 4744/500

Proposed Ground Floor Plan: Drawing No 4744/4

Proposed First Floor Plan: Drawing No 4744/5 Rev A

Proposed Elevation Plan: Drawing No 4744/6- Rev A

Cross Section Plan: Drawing No 4744/7

Reason: - To ensure provision of a satisfactory development.