
Site Address: 9 Wensley Gardens, Emsworth, PO10 7RA
Proposal: Two storey rear extension, extension to porch at front elevation.
Application No: APP/17/00984 Expiry Date: 08/11/2017
Applicant: Mr & Mrs South
Agent: Mr Helyer Case Officer: Bee Crawford
Helyer Davies Architects Ltd
Ward: Emsworth
Site Visit Date: 13/10/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large modern detached two storey dwelling with an attached flat roofed garage situated on a good sized plot. It has a brown tiled pitched roof and elevations of red/brown multibrick, tile hanging and stone cladding. The site is level with vehicular access to the front leading to a tarmac drive and parking area, grass and shrubs, and is open to all boundaries. The rear garden has a depth in excess of 20 metres, is mainly laid to lawn with shrub borders and is enclosed by 1.6 metre high fencing to all boundaries.
- 1.2 Large modern detached two storey properties lie to the north, south and opposite and the rear gardens of properties in Garland Avenue are to the west (rear). The area is of low to medium density with a mixed range of large detached two storey dwellings and chalet style properties of a similar age and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two storey rear extension, extension to porch at front elevation.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

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

Development Engineer - Highways

Although this application does not the parking and turning area it appears that there is no alteration to the existing dropped vehicular access and therefore the Planning Authority should determine this application using standard highway guidance.

Arboriculturalist

Arboricultural Officer comments : No objection. One mature Oak tree stands in the southern corner of the front garden but it is far enough from the proposed development to be a constraint. There are no trees in the rear garden. I have No objection in Arboricultural terms.

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: 6

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
- (iv) Parking

(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 porch extension and front canopy element of the proposal would be visible from the public realm, and whilst the site is open to the front the property is set back 8 metres from the highway and the street scene is diverse in nature. There is a slight increase in depth and width to the current porch, although it is considered the proposed extension would result in a cohesive form of development, enhancing the external appearance of the property.

7.4 With respect to the two storey rear extension, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This recommends two storey rear extensions should be sympathetic to the original design of the building and should not cause an adverse affect to the neighbouring properties. There should be a minimum distance of 2 metres to neighbouring properties and advises that it is important gaps are

retained between buildings to prevent neighbouring properties being adversely affected. The extension would be 6 metres from the southern boundary of the application site and 3.5 metres from the northern boundary. Although the extension has a generous depth of 4.7 metres, it has a shallow pitched roof with a lower ridge height and does not project beyond the rear elevation of the attached garage.

- 7.5 The proposal would result in a generous increase to the original volume of the property, however it is considered it can be comfortably accommodated within the extent of the site.
- 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 two storey extension would be a continuation of the northern elevation of the property and whilst it is acknowledged the scheme would result in a substantial addition to the dwelling, the property is situated on a generous plot. There would be a distance of 7 metres to the southern elevation of the neighbouring property to the north (with the garages of the application site and neighbour in between) and a distance of 10 metres to the northern elevation of the property to the south, retaining a reasonable gap between the properties.
- 7.8 There is one new first floor window in the northern elevation of the extension serving an en-suite and two new first floor windows in the southern elevation of the property - one in the extension and one in the existing property. The plans indicate these windows are to serve an en-suite and an additional window to the new bedroom. In order to mitigate the perception of additional overlooking, a condition is recommended for the new first floor side windows to be fitted with obscure glazing.
- 7.9 The rear elevation of the extension has french doors at ground floor and first floor with two juliet balconies, although it is noted in isolation, the provision of this type of balcony would fall within the realms of permitted development. It is judged this would not be harmful as a degree of overlooking already exists from the current first floor rear windows. The extension does not fall within the 45 degree overshadowing zone of the rear elevation of either neighbouring properties and the roof is lower than the existing and pitches away from the property boundaries, minimising any perception of mass.
- 7.10 It is considered the porch extension and canopy would not have an adverse effect on the adjacent properties or the properties opposite and the properties to the rear are judged to be a sufficient distance away for any impact to be negligible.
- 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.

(iv) Parking

- 7.12 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and it is therefore considered a condition is not necessary in this instance.

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/17/00984 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 be as stated under Section 11 (Materials) of the application form.
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 2015, prior to first occupation of the extension hereby permitted, the first floor windows in the southern and northern elevations shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
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.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted, the new first floor window in the existing southern elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
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.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg no. 17-063_01 Location plan, block plan, existing and proposed floor and elevations plan
Tree statement
Design and access statement dated September 2017
Reason: - To ensure provision of a satisfactory development.