
Site Address: 3 Beacon Square, Emsworth, PO10 7HU
Proposal: Two storey side extension to facilitate disabled access master suite.
Application No: APP/17/00775 Expiry Date: 14/09/2017
Applicant: Mr & Mrs Haines
Agent: Mr Critchley Case Officer: Bee Crawford
 Martin Critchley, Architect
Ward: Emsworth
Site Visit Date: 25/07/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached property with a detached garage. It has a brown tiled pitched and hipped roof and elevations of red multibrick and tile hanging at first floor. The site is level with open vehicular access to the front leading to a block paved drive, grass and shrubs enclosed to all boundaries with 0.5 metre high walls and shrubs. The rear garden is mainly laid to lawn with a patio area, vegetable patch and shed, enclosed to all boundaries with fencing ranging in height from 1.6 metres to 1.8 metres together with a 1.8 metre hedge to the eastern boundary.
- 1.2 Two storey detached properties are to the east, west and opposite and the rear garden of a property in Beacon Square is to the rear. The area is of low to medium density with two storey detached and semi-detached properties of a similar age, 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 side/front extension to facilitate disabled access master suite.

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)

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

County Archaeologist

The site is located on the periphery of an area identified in the past as the possible location of a Saxon settlement in the Emsworth area and a number of Saxon finds have been recorded during works to the north and north west. However, the very small scale of the proposed development, combined with the fact that it is located within the footprint of the current garage and therefore will have been impacted by this modern development, means that there is little likelihood of ground works associated with construction exposing any interpretable archaeological features that would add to our understanding of Saxon Emsworth. I would therefore not wish to raise any archaeological issues in this instance, although it may be worth drawing this consultation response to the attention of the applicant with my contact details and if during the course of the works they do recognise any artefacts perhaps they would be so kind as to let me know.

NB: Informative recommended

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: 5

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 proposed two storey extension would be visible from the public realm, and whilst the surrounding properties are of a similar age, they are of a slightly different design. There is adopted supplementary planning guidance in the form of the Borough Design

Guide which advises that front extensions should not protrude too far forward from the main building or be prominent in the street. Two storey front extensions are therefore most appropriate where the property is set well back from the highway, maintaining a minimum distance of two metres from the boundaries with neighbouring properties. The front elevation of the proposed extension would be approximately 7 metres away from the highway and whilst it would result in a noticeable addition, it has a lower ridge height than the existing property and is considered to be appropriate in relation to the existing design and streetscene.

7.4 The existing distance between the eastern elevation of the application site and the western elevation of the neighbouring property is approximately 9 metres, and a gap of approximately 5.8 metres would be maintained between the two properties following the construction of the extension. It is therefore judged the extension would not appear cramped in relation to the neighbouring property to the east or the existing streetscene.

7.5 The current number of bedrooms at the property will increase from three to four, hence there would be a requirement for three on site parking spaces. A plan has been submitted to show two off road parking spaces together with the new garage and a condition is recommended for these spaces to be retained and kept available for the parking of cars at all times.

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 proposed two storey extension is to the eastern elevation of the property, situated approximately 1.1 metres from the property boundary. There are no side windows at first floor level or above and the window in the new garage is unlikely to result in any harmful degree of overlooking. Although the proposal projects 1.7 metres beyond the existing front elevation of the property, the roof is approximately 1 metre lower than the existing height and pitches away from the neighbouring property, which would lessen any perception of the development being overbearing. Whilst it is recognised the extension would result in a generous addition to the property, the remaining 5.8 metre distance between the properties is considered to be acceptable.

7.8 There are windows to the front and rear elevations of the extension, however due to existing windows in the front and rear elevations of the property it is considered any additional degree of overlooking to the neighbouring property would be negligible.

7.9 The property to the west is approximately 9.5 metres away and there are no windows in the western elevation of the extension. It is therefore considered any impact on this property would be nominal.

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 **GRANT PERMISSION** for application APP/17/00775 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 new garage together with the car parking arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.
Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and having due regard to policy DM13 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. 17050-101A	Location plan and proposed block and parking plan
Drg no. 17050-201	Existing ground and first floor plans
Drg no. 17050-301A	Existing elevations plan
Drg no. 17050-402A	Proposed ground and first floor plans
Drg no. 17050-403	Existing and proposed roof plans
Drg no. 17050-502B	Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.