
Site Address:	91 New Brighton Road, Emsworth, PO10 7QS		
Proposal:	Demolish existing garage and partially demolish existing rear extension. Erect two-storey side extension and single-storey rear extension. New dormer to rear.		
Application No:	APP/17/00513	Expiry Date:	07/07/2017
Applicant:	Mr & Mrs Greeman		
Agent:	Mr Critchley	Case Officer:	Tina Pickup
	Martin Critchley, Architect		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to an old small semi-detached cottage style dwelling located on the west side of New Brighton Road. It has white render elevations beneath a shallow hipped slate roof. A rear extension has been added in the past, there is an original shared brick outbuilding to the rear, as well as a detached garage located to the south within the side curtilage. The dwelling is set back from the highway by about 5m with a low close boarded fence to the roadside. The southern boundary is 1.8m high fencing. The site is relatively level, but marginally higher than the property to the south.

The other half of the semi, No 93, has had a two storey side extension which is set back with a wrap-around hipped sloping roof creating a verandah style porch/car port. To the south, No 89, is a detached bungalow having its drive and an outlook along the shared boundary with the application site. Otherwise the area is generally mixed linear development fronting this B classified road.

2 Planning History

None relevant

3 Proposal

Demolish existing garage and partially demolish existing rear extension. Erect two-storey side extension and single-storey rear extension. New dormer to rear.

The proposed two storey side extension has a width of 4.95m and would be the full depth of the original two storey cottage (i.e. 6.075m deep). The single storey rear extension would replace the existing at the same depth but full width and would have a flat roof with lantern light. To the front a lean-to style porch is included with pitched roof dormer above. Parking would be provided on the site frontage. Materials would match the original.

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)

DM13 (Car and Cycle Parking on Residential Development)

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

None - other than to note the site lies within 50m of protected and notable wild flower species - *which the proposal will not affect*

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: 0

Comment	Officer Comment
None 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 two storey extension is set back from the front facade by 0.5m but the ridge cannot be set down due to the exceptionally low profile of the existing roof. The side extension is also wider than the original small cottage so overall could be perceived as not subservient to the host dwelling, contrary to the Borough Design Guide. However the circumstances of the site are quite unique - the original dwelling is a very small cottage on a site that has plenty of side curtilage; the other half of the semi, No 93 has also had a wide two storey extension that successfully respects the cottage style.
- 7.4 The amended plans have visually linked the proposed side extension to the host dwelling through the use of a canopy across the front which reflects the successful design solution at No 93, resulting in a relatively visually balanced pair of semis. The proposed front dormer has also been reduced in size to avoid appearing visually top-heavy with a further small first floor window. A separation of 2m would be retained to the southern boundary, respecting the more spacious setting of the site. Overall the amended design in street scene terms is considered to respect the cottage character of the original and would be appropriate in street scene terms. Therefore this can be considered an appropriate exception to the Borough Design Guide and does in fact respond to the local context and character in accordance with criterion 1. c) 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

- 7.5 The attached dwelling has a two storey rear extension that extends the same depth as the existing single storey rear extension at the application site. The proposed replacement single storey rear extension has the same depth so does not alter the impact on the occupiers of No 93. The combined side extension would be visible to the occupiers of No 89 to the south who's outlook would be altered. They currently see the existing single storey garage which sits within 1.5m of the shared boundary. The proposed extension is set a slighter greater distance, at 2m from this shared boundary with the rear 4.4m being single storey. The two storey element is only aligned with the original two storey element which is set forward of No 89 and only includes ground floor windows. Therefore it is considered that the outlook from No 89 would not be materially affected. Any future additional first floor clear glazed side windows would require Planning Permission under the current GPDO. Since the site lies north of No 89 then the overshadowing and loss of sunlight impact will also be minimal.
- 7.6 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking or overshadowing 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 formal letters of objection were received with respect to the scheme.

(iv) Parking

- 7.7 The submitted plans show a 3 bedroom dwelling (plus a study on the ground floor which is more likely to be a living room than bedroom) so technically the development only needs 2 on site parking spaces to meet the current Parking SPD. The site lies on a B classified road and the amended plans have reduced the spaces shown to 2 and confirm no alteration to the existing access is proposed. As such, whilst no on-site turning is available for vehicles, the site meets the requirements of the Parking SPD

and Hampshire County Council's draft Standing Advice.

8 Conclusion

- 8.1 Other technical queries have arisen during the course of determining this application relating to drainage, foundations, damp courses etc but these are all matters for Building Regulations and the occupier of the attached property is aware of the Party Wall Act. Overall it is considered that the scale, siting and design of the proposal is appropriate to the character of the host dwelling and 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/17/00513

(A) 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:

Proposed Location and Block Plan Drawing No 17032 - 101 Rev A
Proposed Floor Plans Drawing No 17032 - 401 Rev D
Proposed Elevations Drawing No 17032 - 501 Rev C

Reason: - To ensure provision of a satisfactory development.