
Site Address: 6 Beach Road, Emsworth, PO10 7JS
Proposal: Single storey rear extension to replace existing conservatory and log burning flue.
Application No: APP/17/00291 Expiry Date: 17/05/2017
Applicant: Mr & Mrs Turner
Agent: Mr Farrer Case Officer: Emma Chisnall
 MF Designs Ltd
Ward: Emsworth
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 6 Beach Road is a two storey detached dwellinghouse situated on level ground in Emsworth. The dwellinghouse is constructed of a mixture of materials including red facing brickwork with quoining detail, white cladding, stone feature detailing and slate tiles on the roof. No 6 is hard-surfaced with gravel to the side and front in order to provide a parking provision for three cars.
- 1.2 To the rear the amenity space is adequate in size and is laid as lawn for garden use with a moderate amount of paving in place along the rear elevation. The curtilage boundary to the front is constructed of a mixture of low brick wall with pier's creating an entrance to the site with hedging approximately 2m in place along the north boundary. To the rear the curtilage boundary varies of 2m fencing and wall along the north curtilage boundary with hedging along the south approximately 1.5m high.

2 Planning History

None

3 Proposal

Single storey rear extension to replace existing conservatory and log burning flue.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM10 (Pollution)

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

Environmental Health Comment:

I have reviewed the supporting documents for this application, and reviewed the spatial information held on file. It appears that the property was built before 1909 on greenfield land. Other than residential use (which can be associated with localised / small scale contamination with harmful materials), there are no known/suspected contamination sources.

The proposed flue is over 1m in height, replaces an existing chimney (previously removed), and would appear to comply with the relevant provisions of the building regulations (Doc J). The nearest property "down-prevailing-wind" is around 80m from the flow position. Nearest property to the East is 60m, to the West 45m.

Other than the low elevation, there are no specific reasons to believe that smoke dispersion will be hampered, and it is known that air quality at the Havant Road is good. Consequently I have no intrinsic concerns with respect to air pollution / nuisance as regards the normal operation of a wood burner. Any installation can be problematic if inappropriately operated, but it is considered the nuisance provisions are adequate to deal with any problems associated with inappropriate use / fuel.

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: 8

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) Flue

- (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 6 are considered to be of a sound design and to be of a scale that reflects a typically sized domestic extension. The development shall be positioned to the rear of the dwellinghouse and as such would not be viewable from the public domain nor streetscene. This should ensure that the development has a limited and acceptable impact on the appearance of character of the area.

- 7.4 The works are proposed to replace an existing conservatory with a solid single storey extension. The materials that are proposed to be used shall match the existing dwellinghouse which should ensure that the development looks in keeping to No 6 and not significantly out of place.
- 7.5 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

- 7.6 The works proposed to No 6 involve the demolition of the existing conservatory and the replacement of a single storey rear extension which is approximately an additional meter in depth. The amenity space at No 6 is significant in size and therefore it is considered the additional depth of the proposed development shall retain an acceptable amount of amenity space to the existing and future occupiers of No 6 Beach Road.
- 7.7 The proposed works to No 6 shall not extend past the existing utility room development to the south and therefore it is considered that the neighbouring dwelling house to the south No 8 Beach Road should remain unaffected by the proposed development.
- 7.8 The neighbouring dwellinghouse to the north is separated from No 6 Beach Road by an approximately 5.1m gap between the dwellinghouses. As the proposed development shall not extend past this existing side elevation to the north it is considered the distance between the dwellinghouses is an acceptable gap to be maintained to ensure the development does not create a significant adverse impact to amenity levels. The window proposed to the north elevation shall be at high level to ensure the development does not lead to over-looking nor a loss of privacy. It is also noted that this is a reduction in windows currently in place at No 6 and therefore privacy levels should be improved as a result. Although the works are to the south of No 4 Beach Road and the development could have the potential to impact light levels it is noted that the development shall be set off the shared boundary and shall not be extending past the existing north and east elevation. Therefore on balance the impact caused would not be significant enough to warrant a refusal of the application and the works can be considered acceptable.
- 7.9 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) Flue

- 7.10 A new wood burning flue is proposed to the roofslope on the south side of No 6 which shall replace a previous chimney which was removed. Environmental Health have been consulted in regards to the impact this could have for air pollution and nuisance and comments have been received that state that there are no specific reasons to believe that smoke dispersion will be hampered and that the air quality in Beach Road is good. No intrinsic concerns have been raised in regards to the normal operation of the wood burner and it is considered that the nuisance provisions are adequate to deal with any problems associated with inappropriate use/fuel. Therefore the development is considered to not result in a significant level of harm and can be considered acceptable. Informative's shall be included with any decision regarding the use of the log/wood burning flue.

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/17/00291 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:
Location and Block Plan: Drawing No P_02
Proposed Elevation and Floor Plan: Drawing No P_01B
Reason: - To ensure provision of a satisfactory development.