
Site Address: 44 New Brighton Road, Emsworth, PO10 7QR
Proposal: Replacement single storey rear extension, demolition of existing garage and erection of two storey side extension, new covered car port to front of property, new wall and fencing to front boundary and alteration to existing access.
Application No: APP/16/01286 Expiry Date: 15/02/2017
Applicant: Mr & Mrs Richards
Agent: Mr S Sands Case Officer: Lewis Oliver
 fiftypointeight
Ward: Emsworth
Site Visit Date: 13/01/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

44 New Brighton Road, Emsworth, is located within the defined urban area. The property is a large three storey building located within spacious grounds. The site has two existing access points, with a large front gravelled parking area. The side and rear boundaries are defined by a combination of hedging, trees and 1.8metre closed boarded fencing. The front boundary between the access points is defined by hedging. In the neighbouring property to the south, are some mature trees, some of which are subject to Tree Preservation Orders.

The surrounding area is largely defined by large dwellings in spacious plots neighbouring property to the north is a large detached nursing home, which is currently building a large three storey side extension.

2 Planning History

None relevant.

3 Proposal

Replacement single storey rear extension, demolition of existing garage and erection of two storey side extension, new covered car port to front of property, new wall and fencing to front boundary and alteration to existing access.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
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**

Arboriculturalist

No response

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comment to this application

Southern Water

No Objection subject to informative

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: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Our back garden is on The New Brighton Road directly opposite this property. We have enjoyed the light and view of the sky over NBR 44 garage since we moved in 1999 (over 17 years) and it will now be blotted out by the proposed two storey elevation to the right of front. We look out from our kitchen window and seeing sky and sunlight I think is important. The light is important for mental well being. Could the plan be changed to a single elevation ?	The application site is located on the other side of the road from this property, which is a distance of approximately 45 metres property to property. The development is therefore not considered to result in a significant adverse impact to justify a reason for refusal on this issue. Loss of a view is not a material planning consideration.

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 application comprises a few different elements. With regard to the extensions to the building, the design and detailing is a contemporary in nature. It is considered that this element of the proposal by virtue of its size, scale, massing and design is considered not to have a significant adverse impact on the character and appearance of the property and will be similar in scale to other extensions in the area.

The proposed car port is located in front of the front elevation of the main building. In terms of its impact on the character and appearance from New Brighton Road, it would largely be screened by the surrounding trees and hedging. In addition the size and scale, together with the subtle use of interspersed cladding would ensure that the development would not have a significant adverse impact on the character and appearance of the area.

The application also proposes a replacement front boundary wall, with fencing between the brick piers, which are approximately 1.6 metres high. The front boundaries in the surrounding area, along this part of New Brighton Road, are defined by a mixture of 1.8 metre closed boarded fencing and hedging. It is considered that the proposed boundary treatment is appropriate to the context of the area and would not have a significant adverse impact on the character and appearance of the area.

This application is supported by a tree survey, which considers the impact of the development on the trees within and surrounding the site, including the TPO trees to the south of the site. It is considered that the tree survey provides appropriate protection during the development and would not adversely affect the Root Protection Area of surrounding trees. As such subject to an appropriate condition to ensure the protection is implemented the development is considered acceptable.

Overall the design and appearance of the proposal is deemed appropriate in context to the main building and area 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

7.4 The development by virtue of its size, scale and layout is not considered to have a significant adverse impact on the amenities of neighbouring properties with regard to loss of sunlight, overbearing or overlooking impact.

Concern has been raised from the neighbour on the other side of New Brighton Road that the development would result in the loss of daylight. The proposal would be located approximately 45 metres from the development. Given this distance, in combination with it being on the other side of the road, it is not considered that the development would

have significant adverse impact with regard to loss of light to justify a refusal.

- 7.5 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/16/01286

(A)

(B) for the following reasons/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 shall be in accordance with section 11 (Materials) of the associated 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 No development shall take place until all trees and hedgerows that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

C0055-pl-000-Site Plan & Location Plan
C0055-pl-100-Existing Ground Floor Plan
C0055-pl-101-Existing First Floor Plan

C0055-pl-102-Existing Second Floor Plan
C0055-pl-103-Existing Roof Plan
C0055-pl-104-Proposed Ground Floor Plan
C0055-pl-105-Proposed First Floor Plan
C0055-pl-106-Proposed Roof Plan
C0055-pl-200-Existing West Elevation
C0055-pl-201-Existing South Elevation
C0055-pl-202-Existing East Elevation
C0055-pl-203-Existing North Elevation
C0055-pl-204-Existing Section AA
C0055-pl-205-Proposed West Elevation
C0055-pl-206-Proposed South Elevation
C0055-pl-207-Proposed East Elevation
C0055-pl-208-Proposed North Elevation
C0055-pl-209-Proposed Section AA
C0055-pl-210-Proposed Car Port Elevations & Plans
C0055-pl-211-Proposed Wall to Frontage
LLD1092.01 Tree Constraints Plan
LLD1092.02 Tree Retention & Protection Plan
LLD1092 Existing Tree Schedule
LLd1092 Arboricultural Method Statement

Reason: - To ensure provision of a satisfactory development.