
Site Address:	5 Kings Road, Emsworth, PO10 7HN		
Proposal:	First floor side extension and ground floor front extension to garage.		
Application No:	APP/16/01250	Expiry Date:	03/02/2017
Applicant:	Mr & Mrs Allen		
Agent:	Mr Farrer	Case Officer:	Tina Pickup
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached two storey dwelling located on the east side of Kings Road where the road turns sharply south with the cul-de-sac of Kingsey Avenue to the north. As a result the site is the focal point when travelling eastward along Kings Road. No 5 is a gable fronted two storey rendered dwelling with an attached flat roofed garage to the north. The area is characterised by a mix of single and two storey residential dwellings - immediately to the south of the site is a bungalow which, unusually, has its garage located to the north, attached to the applicants own garage. Beyond to the north is another detached bungalow.

2 Planning History

90/54054/001 - Erection of garage., REF,
90/54054/002 - A vehicle hardstanding at 5 Kings Road for use by No. 7 Kings Road, PERM,13/12/1990
99/54054/003 - Single storey rear extension to provide granny annexe, PERM,08/02/2000
06/54054/004 - Replacement front porch. Reduction in pitch and extension of canopy roof., PERM,20/07/2006
APP/11/00916 - Single storey and two storey rear extension and roof canopy to side elevation. , PERM,06/06/2011

3 Proposal

The application proposes adding a first floor extension above the existing side garage with hipped roof. The extension would be 2.4m wide by 4m deep and includes a marginal increase to the front of the garage to provide a lean-to style roof/canopy across the frontage of the house.

During the course of determining this application amended plans have been received which now contain the whole development within the applicants land without overhanging to the adjacent garage - by using a secret gutter. They also include a window on the 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)

DM13 (Car and Cycle Parking on Residential Development)

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

Development Engineer - Highways

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: 1

Comment	Officer Comment
<u>on original plans:</u> southern wall of garage single skin but some stretches overhang boundary; upper floor double skin and may affect garage below; want guarantees that any damage will be put right; object to overhanging guttering	revised plans mainly address these issues. Party Wall Act could be relevant

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. The revised development is contained wholly within the applicants ownership with no overhanging (through the use of a secret gutter) and the neighbour has not commented/objected on the amended plans. Nevertheless an Informative can be added alerting the applicant to the Party Wall Act in the event of any dispute.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 Since the siting of the dwelling is highly visible as the focal dwelling when travelling eastwards along Kings Road the introduction of the window in the front elevation re-balances the design of the extension and makes it visually cohesive to the host dwelling. The design is appropriately subservient with hipped roof and whilst extending two storey up to the northern boundary of the site, due to the presence of a single storey garage and then bungalow to the north, will not result in a terracing effect in street scene terms and retain a sense of space about the extension. The introduction of the tile hanging will add visual interest to the appearance and 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

- 7.4 The overhanging to the adjacent garage has been resolved and the extension will not have any adverse impact on the use of this adjacent garage. No 19 Kingsey Avenue to the north is a bungalow having its garage and drive area adjacent the site and as a result the outlook from within this bungalow is sufficiently distanced for the proposed two storey extension to cause no adverse effect. No windows are proposed for the side, north, elevation which retains privacy for the neighbour at No 19.

- 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).

(iv) Parking

- 7.6 The proposal does not increase the number of bedrooms but provides an en suite and dressing room for the existing main bedroom. Therefore the proposed development does not trigger the need for any additional on site parking. The existing attached garage would not be significantly altered in terms of size which has an internal dimension of about 2.3m x 4.5m which is below the standard to count as a parking space. Therefore the existing frontage area is relied on for on site parking and this can easily provide 2 spaces, and possibly a third.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and streetscene 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/16/01250

(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 be as indicated on the submitted details or 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:

1:1250 Location Plan and 1:500 Block Plan Drg No: P_02

Existing Survey Plan Drg No: EX_01

Extension & Alterations Proposed Plan Drg No: P_01A

Reason: - To ensure provision of a satisfactory development.