
Site Address:	52D Victoria Road, Emsworth, PO10 7NJ		
Proposal:	Proposed first floor extension with internal alterations.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00305	Expiry Date:	19/05/2022
Applicant:	Mrs Pritchard		
Agent:	Mr M Holman	Case Officer:	Joseph Toole
	HRP Architects		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

52D Victoria Road, Emsworth, is a two storey semi detached property located to the south of Victoria Road. The property comprises of brickwork on the ground floor, cream render on the first floor with concrete roof tiles. Vehicular access is from Victoria Road with parking to the front.

The property is located within a residential area with some properties of similar style and design and others differing.

2 Planning History

No relevant planning history.

3 Proposal

Proposed first floor extension with internal alterations.

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

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Southern Gas Network

There are high pressure pipelines in the vicinity of your proposed work area. SGN formally object to this planning application until such time as a detail consultation has taken place.

For your safety, it is essential that no work or crossing of this high pressure pipeline is carried out until a detailed consultation has taken place.

This response is for initial/scoping out work only. This response does not give permission to undertake any work. When consultation has taken place, your planning has been approved and works on site are due to start, another request for information and updated maps must be made via our on-line system as a 'planned works' enquiry. Please find an extract from our mains records for your search area, any SGN assets are described in the map legend. On some occasions maps may be sent that do not contain any gas pipes, this is due to the location of your proposed work area and although there are no pipelines in the immediate vicinity, consultation is still required to ensure that your development has no other impact on our pipelines. SGN Personnel must confirm the actual location of all pipelines prior to commencement of any work. Please note there may also be additional gas pipes (low pressure, medium pressure, etc.) shown on the mains record.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Loss of light due to 45 degree angle	Please see Section 7.

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
- (v) Southern Gas

(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 development would involve a first floor extension to be used as a bedroom. It would have a width of approximately 3.6 metres, a depth of approximately 4 metres the same as the existing rear extension with a pitched roof having a maximum height of approximately 7.2 metres.

7.4 The proposed extension would have timber weatherboarding with roof tiles to match the existing property. This is considered to be of acceptable design.

7.5 The proposed extension would not be readily visible from the street scene being located to the rear of the property. Furthermore, it would appear subservient to the host dwelling being lower than the height of the main house and due to its size. It is also worth noting there has been some two storey rear extensions along Victoria Road. Therefore, overall the proposed development is not considered to be out of keeping with the character of the area.

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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would conserve the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 On the east side facing No.52C Victoria Road there would be no side windows within the proposed extension. It would also be offset from the shared boundary with No.52C by approximately 2.5 metres. A 45 degree angle was drawn from the centre of the window at No.52C closet to the application site. Although the line does hit the corner of the proposed extension it is considered minimal and as a result not considered to have a significant adverse impact upon the neighbouring occupiers.
- 7.8 On the west side facing No.54 Victoria Road there would be no side windows within the proposed extension. Due to the separation distance from No.54 it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.54.
- 7.9 To the rear there would be a window within the proposed extension serving the bedroom. It would face out on the rear garden and create views expected within a residential area thus it is not considered to cause harmful overlooking to the private amenity spaces of No.s 52C and 54 each side and No.16 Ernest Close.
- 7.10 Consequently, it is considered that the proposal will not 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan.

(iv) Parking

- 7.11 The proposed development would increase the number of bedrooms from 2 to 3 therefore 2 car parking spaces are required according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate this.

(v) Southern Gas

- 7.12 Southern Gas commented on the application raising an objection due to high pressure pipelines within the vicinity until further consultation took place. Following this no objection was made. An informative has been added to the decision notice.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and 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/22/00305

- 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan, Block Plan, Existing and Proposed Floor Plans and Elevations - 8929 01

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, 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.