

DELEGATED OFFICER REPORT

Site Address:	15 Highland Road, Emsworth, PO10 7JL		
Proposal:	Single storey side and front extensions.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00755	Expiry Date:	31/10/2024
Applicant:	Ms Sherley-Price	Case Officer:	Denise Sheath
Agent:	Mr Flint		
	Chris Flint Ass Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 **Site Description**

15 Highland Road, Emsworth, is a two storey semi-detached property constructed with red/brown brick, with a hung tiled roof the front first floor elevation has a light brown clay hung tile design. The frontage of the property is block paved to allow for off road parking for up to 3No. vehicles. The boundary treatment to the front western side elevation consists of 1m close boarded fencing with a brick wall to the front eastern side and front boundary.

2 **Planning History**

None

3 **Proposal**

Single storey side and front extensions.

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
AL1 (Presumption in Favour of Sustainable Development)

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

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

5 **Statutory and Non Statutory Consultations**

Emsworth Residents Association

No comments received

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) Biodiversity Net Gain (BNG)

(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 proposal is for a single storey extension to the western side elevation which will wrap around partially to the front western elevation. The proposed extension would allow for a larger floor area to the existing kitchen, create a utility room, new downstairs toilet/shower room and create a new front porch entrance area. The proposed side element of the extension would be flush with the rear elevation with a width of 1.475m; a depth of approximately 10.2m, spanning a width of 3.832m along the front western elevation with a depth of 1.408m attaching to the front elevation. The proposed roof of the front extension element would be hipped in design with an eaves height of 2.8m and a maximum height of 3.5m; the roof of the side element will be a lean to style roof design with an eaves height of 2.8m and a maximum height of 3.5m. A window is proposed along the side elevation to serve the utility room area, with a window to the front elevation serving the new bathroom/wc, and a new window and entrance door to the front elevation of the new porch entrance area. The materials to be used in the construction will be face brickwork and roof tiles to match the existing materials of the dwellinghouse.

7.4 Although the proposal would be visible from the public realm of Highland Road, the design and materials are not considered to have a harmful visual impact upon the character of the streetscene. There is a mixture of frontages to the properties within Highland Road in the form of porches in varying designs.

- 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 Due to the distance to and the location of the proposal to the western side and front western elevation of the property, the proposed extension is not considered to have a harmful impact upon the neighbouring properties to the front, rear or eastern elevations of the application site.
- 7.7 The proposed side extension element to the western side elevation would have a distance of 0.8m to the shared boundary with the neighbouring property to the west (No.17 Highland Road). A new window is to be installed within the western elevation of the extension, this window would face onto the blank eastern side elevation of No.17. The front extension element would be inline with the front building line of No.17. It is therefore considered the proposed side and front wrap around extension would not appear overbearing or lead to a loss of light, outlook or privacy to the neighbouring property to the west with any impact considered limited and acceptable.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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) Biodiversity Net Gain (BNG)

- 7.9 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00755 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 development hereby permitted shall be carried out in accordance with the

following approved plans:

Location, Block Plan, Existing and Proposed Floor Plans and Elevations -
Drawing No. 01 - Received 02 October 2024

Reason: - To ensure provision of a satisfactory development.

- 3 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.