
Site Address: 20 Bath Road, Emsworth, PO10 7EP
Proposal: Single-storey rear extension with first-floor rear elevation window alteration.
Application Type: Full Planning Permission
Application No: APP/23/01043 Expiry Date: 05/03/2024
Applicant: Mrs Boyes
Agent: Mr Dickens Case Officer: Ikrame Essalih
 Design Designed Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 20 Bath Road, Emsworth is a two-storey mid-terrace dwellinghouse with a double height projecting bay with gable roof at front elevation. The house is constructed in Old English red multi bricks, white render at first floor level and elements of white cladding. The site is located at the west side of Bath Road and benefits from a paved front area allowing for on-site parking. The front boundary is open and defined by the change of paving material with low hedging on both north and south side boundaries to properties No.19 and No.21.
- 1.2 The surrounding area is mainly residential with properties of similar design and heights and other differing.

2 Planning History

None.

3 Proposal

The proposal comprises the construction of a single storey rear extension following the demolition of an existing conservatory and alterations to the first floor windows at rear 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

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| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS12 | (Chichester Harbour Area of Outstanding Natural Beauty (AONB)) |
| CS15 | (Flood and Coastal Erosion) |
| CS16 | (High Quality Design) |
| DM13 | (Car and Cycle Parking on Residential Development) |

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1 (Design & Heritage)

ENP_D3 (Layout, Form & Density)

ENP_H2 (Buildings of Local Historic Interest)

ENP_H1 (Design & Heritage)

ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

The application site is located in Bath Road and fronts onto the Mill Pond. It is located within the Emsworth Conservation Area. It comprises a mid-terrace, two-storey dwelling of brick and tile construction with a double height, front bay window. To the front of the dwelling is hard surfacing to allow for onsite parking.

Proposal

Demolition of existing conservatory and erection of single storey, rear extension and a first floor window alteration.

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

NPPF (December 2023) - Chapter 16

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax.

All development should demonstrate that its design:
Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
 2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.
- Emsworth Neighbourhood Plan

The Emsworth Neighbourhood Plan has now been adopted and has relevant policies which are applicable to this application:

Policy H1 - Design and Heritage

Policy H2 - Locally Listed Buildings

Officer Response:

The proposed rear extension is sympathetic to the character of the main dwelling and would not detract from the special character of the conservation area. The updated first floor windows are of a more traditional design which again, would not be harmful. Overall, subject to the use of appropriate materials, the proposal would meet the test of Section 72 of the TCPA 1990 in that it would preserve and enhance the special qualities of the conservation area. The proposal would also accord with the relevant national and local planning policy.

Conclusion: **NO OBJECTION**

Councillor Grainne Rason

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

No comments received.

Emsworth Residents Forum

No comments received.

Environment Agency

No comments received.

Property Services Manager

No comments received.

Hampshire Biodiversity Information Centre:

Within 50m - Priority Habitat - Saline lagoons

Within 50m - SINC - Emsworth Mill Pond

Within 50m - Static water

Officer Comment: these designations relate to the Emsworth Mill Pond to the opposite side of Bath Road, this area is not considered to be impacted by the proposed domestic scale development.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: 19/01/2024

Number of representations received: 4 comments from 3 separate households

Comment	Officer Comment
<u>Objection</u> for the following reasons: 1. Overbearing/ Bulky/Impact on outlook, depth and height excessive 2. Out of context and design of the area and the existing terrace 3. Would set a precedent considered to be adverse to the character of the area 4. Block plan is incorrect/ Site boundaries 5. Comments in respect of Party Wall	The comments have been addressed in planning consideration 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) Flood risk
- (v) Parking matters

(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.
- 7.3 It is noted that the application site is located in the Emsworth Conservation Area with the main elevation facing Emsworth Mill Pond which is part of the AONB and a SINC, however it is not positioned within the AONB. As the site lies within a Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to the desirability of preserving or enhancing the character or appearance of a conservation area.

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

- 7.4 The proposed works consists of the construction of a single storey rear extension and the replacement of the two existing windows at first floor level to the rear elevation with two new ones. The proposed rear extension would be flush with the rear elevation following the demolition of the existing conservatory and would be protruding by approximately 2.1 metres further than the existing conservatory resulting to a total of approximately 4.7 metres depth, a total width of 5.716 metres and the highest point at 3.691 metres. The proposed extension would have a staggered rear line with the part beyond 2.7 metres set back from the north side boundary by approximately 900 mm. In terms of roof design, the closest part to the main rear elevation would be pitched with two rooflights and a gable style rooflight and the rear part would be a flat roof with an eaves' height of approximately 3 metres. With consideration to proposed matching materials, it is deemed that the proposed development would be in keeping with the main dwellinghouse and would not be out of context of the surrounding area. It is noted that the proposal would not be visible from the public realm.
- 7.5 The proposed rear windows alterations at first floor level are considered to be modest in amount and appropriate in design, thus would not be out of context of the main dwellinghouse and the surrounding area.
- 7.6 Additionally, the Council's Conservation Officer has raised no objection to the scheme and where the design of the proposed rear extension would be considered compatible with the character of the main building and would not be out of context from the special character of the conservation area. Also, although, the application site is facing the AONB, by dint of the rear position of the proposed development as well as considering that the main building is outside of the AONB, it is deemed that the proposal is modest in scale and would not result in an adverse impact to the character of the AONB.
- 7.7 Consequently, the design and appearance of the proposed development are deemed appropriate in context to the main building and the area and is therefore considered to be acceptable, meeting the requirements of Policy CS11, CS12, CS16 and DM20 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity and character of the locality, the conservation area and the setting of the AONB.

(iii) Effect on neighbouring properties

- 7.8 The proposed works would mainly be located at the rear of the property and screened from the public realm, AONB and residences facing the application site. Due to the existing properties boundaries and land-to-building setting, it is noted that rear extensions closeness to side boundaries is an established feature within the area. It is noted that the proposed rear extension would be protruding further than existing neighbouring rear extensions, while the proposed windows alterations would not be materially different in position in comparison to the existing ones.
- 7.9 Further to raised concerns and discussions, the agent has submitted amended plans with corrected site boundaries, block plan, clarification on the Party Wall and a reduced rear extension scheme.
- 7.10 To the south side, property at No.21 is the closest to the side elevation of the proposed extension. Currently the adjacent property benefits from a single storey rear extension, therefore the proposed extension would be protruding by approximately 2 metres beyond the rear wall of the adjacent property. Therefore, with regard to the amended plans submitted by the agent and considering the existing position of the two dwellinghouses, it is deemed that the proposed extension would not be overbearing and would result in a limited and acceptable impact on the adjacent property on this side.
- 7.11 To the north side, property at No.19 benefits from a single storey rear extension. The rear part of the proposed extension protruding beyond the rear wall of the adjacent property by an additional 2 metres would be set back by approximately 900 mm from the side boundary wall. Therefore, considering the existing uses of the rear rooms and existing windows at the neighbouring property, it is considered that the proposed extension would not be overbearing or result in the loss of daylight or privacy to the adjacent property and would have a limited and acceptable impact on this side.
- 7.12 To the rear of the application site, the neighbouring properties at the west are considered to be located at sufficient distance to avoid any harmful impact resulting from the proposal.
- 7.13 It is noted that the submitted amended plan show the correct boundaries vis-à-vis the adjacent properties and a reduced scheme aiming to minimise the potential impact of the proposal on neighbouring properties.
- 7.14 Overall, it is considered that the proposed development would not be dominant or 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) Flood risk

- 7.15 The application site is located within Flood Zone 2 and 3. The proposal includes a single storey rear extension and alterations to first floor windows at rear elevation. A flood risk assessment form has been submitted by the applicant confirming that appropriate mitigation measures have been considered. Based on the submitted plans and provided information, it is deemed that the proposal would not result in an increase of flood risk meeting the requirements of Policy CS15 and Policy DM9 of the HBLP (Core Strategy).

(v) Parking matters

- 7.14 The property currently contains two existing bedrooms and a study/office room at first floor level. The proposal would result in the conversion of the office room to a third bedroom. With reference to Havant Borough car parking requirements, a minimum of two car parking spaces on-site are required. Considering the existing paved area at the front of the property, it is deemed that the current provision of car parking spaces would be meeting the requirements of Havant Borough Council Parking Standards SPD and Policy DM13 of the Havant Borough Core Strategy (2011).

8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbouring amenities and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/01043, 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:

000_S2/01 REV 1 Amended Proposed Floor and Roof Plans
000_S2/03 REV 1 Amended Proposed Elevations
000_S2/06 REV 1 Amended Site Block Plan
Flood Risk Assessment - Uploaded 12/01/2024

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.