
Site Address: 8 Birch Tree Close, Emsworth, PO10 7SJ
Proposal: Construction of single storey rear extension and front porch with steps.
Application Type: Full Planning Permission
Application No: APP/24/00390 Expiry Date: 17/07/2024
Applicant: Mr and Ms Carter and
Martindale
Agent: Loretta Taylor Case Officer: Denise Sheath
Thorns - Young Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

8 Birch Tree Close, Emsworth, is a two storey detached dwelling constructed with red/brown face brick to all elevations, with a white render to the front first floor front elevation, with clay hung tiles to the pitched roof. The property has a laid to lawn area to the rear and south eastern side elevations, high hedges and shrubbery are located long these boundaries. A detached garage is located adjacent to the rear western side boundary with 1.8m close boarded wooden fencing running the rest of the western shared boundary toward to the front elevation. The frontage of the property is partially hardsurfaced with grass and shrubbery directly adjacent the front elevation. The property has a dropped kerb and a hardstanding leading up to and adjacent to the western side elevation of the property for the availability of parking vehicles off road.

2 Planning History

60/12592 - for three pairs and two detached bungalows and 8 garages. 11/08/1960

3 Proposal

Construction of single storey rear extension and front porch with steps.

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 Forum

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: 10

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

(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 first element of the proposal is for a rear single storey extension with a depth of 4m, spanning 6.8m which is the width of the rear elevation the roof would have an eaves height of 2.9m with a maximum height of 3.1m. The materials to be used in the construction would be facebrick similar in appearance to the existing materials. Due to the location of the proposed extension at the rear of the property the extension would not be readily visible from the public realm. It is therefore considered the proposed rear extension would not have a harmful impact upon the character of the streetscene.

7.4 Part of the garage along the western rear side boundary is to be demolished to allow for the extension to be constructed. It is proposed to brick up the front facing elevation of the garage and place a new garage door facing the streetscene of Birch Tree Close. The property has 3No. bedrooms therefore 2No. parking spaces are required and can be accommodated to the western side and front elevation of the property. It is not considered the alteration to the garage would have a detrimental impact.

- 7.5 The second element of the proposal is for a new replacement front porch. The proposed porch will be located to the front south western elevation of the property and would have a depth of 1.38m with a width of approximately 2.52m with a flat roof at a maximum height of 3m, 2No. steps will be located to the front of the porch leading to the porch entrance. The materials to be used in the construction of the porch would be facebrick similar in appearance to the existing materials of the host property. Although the proposed porch would be visible for the public realm it is not considered to have a harmful impact upon the character of the streetscene.
- 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). 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

- 7.7 The proposed extension would have a distance of 3m to the western shared boundary with an approximate 6m distance to the rear and rear side elevation with the neighbouring property No.9 Birch Tree Close. The proposed extension is not considered to have harmful impact upon this neighbouring property as it would not appear overbearing or lead to a loss of light, outlook or privacy. It is therefore considered that any impact upon this neighbouring property would be minimal and acceptable.
- 7.8 Due to the orientation of No.7 Birch Tree Close which is located adjacent the south eastern shared boundary, the proposed extension would not be readily visible. The proposed extension would be screened by the high hedging and shrubbery along this shared boundary. The proposed extension is therefore not considered to have harmful impact upon this neighbouring property as it would not appear overbearing or lead to a loss of light, outlook or privacy. Any impact upon this neighbouring property would be considered minimal and acceptable.
- 7.9 It is not considered that the proposed rear extension would have a harmful impact upon the neighbouring properties along the shared rear boundary (Nos. 32, 34 & 36 Birch Tree Drive). These neighbouring properties would be screened by the high hedging and shrubbery along this shared boundary with the proposed extension not readily visible. It is therefore considered that impact upon these neighbouring properties would be minimal and acceptable.
- 7.10 It is not considered that the proposed replacement porch would have any additional impact upon the neighbouring properties to the front, west and south eastern side boundaries of the application dwelling than what is already existing. It is therefore considered that impact upon these neighbouring properties from the replacement porch would be minimal and acceptable.
- 7.11 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.

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/24/00390 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:

Application Form - Received 23 May 2024

Location Plan - Received 23 May 2024

Block Plan - Received 23 May 2024

Proposed Plans - Drawing No. 8077.24.2 Rev C - Received 23 May 2024

Garage Plans - Drawing No. 8077.24.3 - Received 04 July 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.