
Site Address: The Moorings, 62 Havant Road, Emsworth, PO10 7JG
Proposal: Proposal to demolish a single storey rear extension and 2 storey flat roof side extension, to be replaced with new flat roof single storey rear extension, and new 2 storey side extension. Join the existing gable habitable roof area together with flat roof loft conversion.
Application Type: Full Planning Permission
Application No: APP/24/00182 Expiry Date: 17/06/2024
Applicant: Mr and Mrs Garvey
Agent: Mr Birch Case Officer: Josephine Lacey
 Birch Architects Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The Moorings, 62 Havant Road, Emsworth is a detached dwelling located on a corner plot at the junction between Havant Road and Beach Road. The surrounding area comprises dwellinghouses of similar scale and design, dating back to early 20th century.
- 1.2 There are two large ground floor bay windows to the front elevation, two first floor windows above, a dormer window within the roof on the second floor and a window within a gable adjacent the dormer. The west elevation comprises a front door, adjacent a large window to the right and a smaller window to the left on the ground floor. Above this are two first floor windows. There are no windows within the roof on this elevation, but there is a large chimney flue extending from the roof on the north side of this elevation. There is a single storey rear extension with a pitched roof and a window and side access door within this elevation. Within the rear elevation, there is a ground floor bay window and smaller window adjacent, as well as patio doors within the rear extension. There are two first floor windows above the rear extension, and a dormer and a window within a gable within the roof at the second floor. There is a two-storey side extension with a flat roof to the east side of the property with a high level window at first floor level, and a high level and larger window at ground floor level. There are no other windows within this side extension, and no windows on the east elevation.
- 1.3 The roof has three pitches, with gable ends north-south, and two gable ends on the east elevation adjoining the north-south pitch, with the northern-most gable pitch being the same height, and the southern being around 1m lower. There are no gable ends in the west elevation.
- 1.4 The curtilage is large, with space around the dwelling to the front, west side and to the rear, comprising primarily of grass, but with hardstand walkways and a driveway. There is a detached outbuilding to the rear of the rear extension.
- 1.5 The dwelling is constructed in red brick with a dark roof slate.

2 Planning History

APP/19/00432 - Erection of 1No. 4 bed detached dwelling with access from Beach Road., REF,11/07/2019

APP/20/01025 - Erection of 1No. 3 bed detached dwelling with access from Beach Road.(15.04.21). Request to discharge conditions 4 & 7(14.01.22)., PERM,15/04/2021

APP/22/00009 - Application for non material change to Planning Permission

APP/20/01025 relating to addition of window to rear elevation., PERM,25/03/2022

APP/22/00026 - Render to walls and slate to pitched roof drainage details, UNK,03/02/2022

APP/22/00115 - Variation of condition number 5 of planning permission APP/20/01025 with the addition of windows to rear elevation (revised application)., UNK,21/09/2022

3 Proposal

Proposal to demolish a single storey rear extension and 2 storey flat roof side extension, to be replaced with new flat roof single storey rear extension, and new 2 storey side extension. Join the existing gable habitable roof area together with flat roof loft conversion.

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

Councillor Grainne Rason

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

No comments received.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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 proposal involves demolition of the existing single storey rear extension and two storey side extension to make space for a larger rear extension, single storey side extension and a two-storey side extension.
- 7.4 The dimensions of the proposed single storey rear extension are approximately a width of 9.3m, depth of 4m and height of 3.8m. The roof would be flat with a central roof lantern at a height of 0.5m above the flat roof. There would be three sets of arches patio doors within the rear elevation and one set in the west side elevation.
- 7.5 The proposed single storey side extension to the south of the two-storey side extension on the east elevation would be approximately 2.1m wide at the rear elevation, 3.8m deep and 3.2m high, with a small window within the rear elevation. There are no windows proposed on the east elevation. There would be a flat rooflight within the flat roof.
- 7.6 The proposed two-storey side extension would be approximately 7.9m in height measured to the top of the hipped roof adjoining the east side elevation. It would be approximately 11m in width along the east elevation and 1.8m deep. There would be a first floor window within the rear elevation, no new windows within the east side elevation at first or second floor, and a first floor and ground floor window within the front elevation. There would be three new rooflights within the east side elevation.
- 7.7 The proposal also includes a loft extension through adjoining the gables on the east elevation with a flat roof element.
- 7.8 The proposed materials consist of brick walls to match existing, UPVC windows with sliding sash double glazing, aluminium black patio doors, roof slate to match existing, conservation rooflights, grey painted timber fascias, half round black UPVC downpipe and gutters, grey single ply membrane flat roof, and black aluminium flat roof lantern. These materials are considered acceptable in context of the main dwelling and surrounding area.
- 7.9 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

- 7.10 To the rear of the application site is No.2a Beach Road. This dwelling has a high level window and a thin vertically elongated window within the gable end facing this dwelling. As these windows already face existing windows within the rear elevation of the application site, meaning that any overlooking that could result from the proposal would not be different from the existing context. The proposal is not likely to cause any overshadowing or loss of outlook and would not be overbearing on this property due to the distance between the properties.

- 7.11 To the east of the application site is No.60 Havant Road. This dwelling is close in proximity to the proposed side extensions, though there is already a two storey side extension in this location within similar context. There will be an increase of height due to the change from a flat roofed two-storey extension to a hipped roof, as well as an increase in width along this elevation, though this is not likely to be overbearing or cause any new loss of light to this neighbouring dwelling, as the only window within the first floor west side elevation is not to a habitable room. There are no windows in the neighbouring dwelling's west elevation that are on the second floor, and due to the angle of the proposed roof lights within the elevation facing this dwelling, they would not overlook windows at first floor. Therefore, the proposal is considered to have limited and acceptable impact on this neighbouring dwelling.
- 7.12 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/24/00182 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:

20 Mar 2024 BLOCK PLAN	460-02-006	PROPOSED LOCATION AND
20 Mar 2024 4)	460-02-008	PROPOSED ELEVATIONS (3 -
20 Mar 2024 2)	460-02-009	PROPOSED ELEVATIONS (1-
20 Mar 2024 25 Mar 2024 STATEMENT	460-02-010	PROPOSED SITE SECTION DESIGN AND ACCESS
25 Mar 2024	460-02-007	PROPOSED FLOOR PLANS

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.