
Site Address:	29 St James Road, Emsworth, PO10 7DN		
Proposal:	Proposed single storey wrap-around extension and decking.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00177	Expiry Date:	02/05/2024
Applicant:	Mr & Mrs Anderson & Mercer		
Agent:	Mr Watford	Case Officer:	Robert Riley
	WAT Design		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a two-storey semi-detached dwellinghouse located in Emsworth. It features a paved driveway to the front and a garden to the rear. The property's materials feature brickwork to form the external walls, and slate tiles in a pitched design to form the roof.
- 1.2 The application site is in an area that would be considered both urban and residential with the character of the road featuring mainly semi detached two storey properties and rear extensions in evidence.

2 Planning History

No relevant history.

3 Proposal

- Proposed single storey wrap-around extension following removal of a conservatory, cupboard and a WC with skylight. The side extension aspect would have a width of approximately 0.9 metres and a depth of approximately 7 metres. The rear extension aspect of the wrap around extension would have a width of approximately 7 metres and a depth of approximately 5.3 metres.
- Decking with an approximate height of 0.3 metres
- Removal of first floor side elevation window.
- Removal of store.

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)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Grainne Rason

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

No comment received

Developer Services, Southern Water

Foul and Surface Water Drainage

Southern Water requires a formal application for any new connection to the public sewer to be made

by the applicant or developer.

To make an application visit Southern Water's Get Connected service:

developerservices.southernwater.co.uk and please read our New Connections

Charging

Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the

below hierarchy for surface water to be followed which is reflected in part H3 of the Building

Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would

encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will

be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

Ecologist

I would not raise any concerns in relation to this application. The proposed extension works are restricted to the lower storey and the main roof structure will not be affected. On that basis I am content to conclude that the likelihood of impacts to protected and notable species is negligible. No further information is required.

Emsworth Residents Forum

No comments received

Engineering/Drainage

No comments received

Environment Agency

No comments received

Southern Gas Network

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: 11

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) Ecology
- (v) Southern Gas Network

(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

Character, bulk and the streetscene

- 7.3 The works would be readily visible on the streetscene, with regard to the side extension aspect of the wraparound extension. The side extension aspect would feature a modest footprint and be of a modest width of approximately 0.9 metres and is considered by officers to be subservient to the main dwelling. Due to a separation distance from No.31 St James Road of approximately 7.5 metres it is not considered to create a terracing effect between the 2 dwellings and is considered acceptable in this regard.
- 7.4 It is considered that the rear extension from certain vantage points may be visible from the street. The rear extension aspect of the wraparound extension would feature a proposed depth of approximately 4.8 metres and a proposed maximum height of approximately 4.2 metres and a proposed width of approximately 6.5 metres. The width of the rear extension was amended in order to not overhang the boundary line in the amended plans. It is considered that it is of a significant scale upon the existing dwelling, providing a substantial increase in footprint compared to the existing dwelling. However, with regards to that the rear extension is only visible from certain vantage points, and that it is single storey with a height of approximately 4.2 metres, officers consider the rear extension to be on balance subservient and acceptable upon the streetscene of the locality and upon the dwelling.
- 7.5 The decking in the superseded plans was originally approximately 0.4 metres, this was amended to be approximately 0.3 metres and would fall under permitted development rights, which are not to be assessed in this application.
- 7.6 The proposal to remove the first floor side elevation window and the store are considered acceptable upon this dwelling.

Materials

- 7.7 The wraparound extension would feature brickwork to form the external walls and slate roof tiles in a pitched design, these materials are considered acceptable and in keeping with the dwelling.
- 7.8 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 Policies CS16 and ENP_D1 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

- 7.9 To the northern, southern and southwestern sides of the application site are properties at Nos.27 St James Road, No.31, No.33 and Nos 35 and 37. Due to proximity, the main impact to assess would be in regard to these five properties. It is not considered that properties to the front of the property would be impacted due to the side extension aspect's modest height and no additional fenestration to the front elevation.

No.27 St James Road

- 7.10 To the northern side of the application site is No.27 St James Road. It is considered that the side extension aspect of the wraparound extension, would not impact No.27 due to shielding from the existing dwelling. With regards to the decking, as it was amended in the plans by the agent to be approximately 0.3 metres, it would fall under permitted development rights and is not for consideration as part of this application. It is considered important to assess the impact of the rear extension upon this neighbouring dwelling. The rear extension, would feature a substantial presence upon this dwelling; that it would feature a maximum approximate height of 4.2 metres and would be taller and feature more depth than the existing rear extension in the form of the conservatory, cupboard and WC. In light of this, officers were concerned about the impact of overshadowing upon this dwelling. The agent sent over plans showing the 45 degree angle test in figure Figure 5.12 of the Havant Borough Design Guide SPD. It is considered that if the rear extension would fail both tests, that it would have an unacceptable impact with regards to overshadowing of this dwelling. With regards to this, the rear extension did not meet the test's standards in regards to depth, but met the test's standards with regards to height upon No.27's rear door. With regards to this, officers are satisfied that the works to No.29 would be acceptable upon No.27.

No.31 and No.33 St James Road

- 7.11 To the southern and southwestern side of the application site is No.31 and No.33 St James Road. With regards to the side extension, it would leave a smaller separation distance of No.29's main dwelling from the common boundary of both properties of approximately a metre. In consideration of its mono pitch and modest approximate maximum height of approximately 3.4 metres it is considered to have an acceptable impact regarding overshadowing and a sense of overbearing upon these properties. In consideration of the rear extension of the dwelling upon these dwellings, the extension is noted to be on lower ground compared to the main dwelling. It would feature a maximum height of approximately 4.2 metres, and would be visible over the common boundary. It is considered that in regards to the separation distances between the dwellings, that this extension would not have an unacceptable impact upon overshadowing, or upon the sense of overbearing and that the eaves height would feature an approximate height of 3.3 metres. In regards to this, on balance officers consider the impacts upon a sense of overbearing would be acceptable. Regarding the impacts of the proposed decking, in the superseded plans it would have been approximately 0.4 metres tall, this was considered to potentially create overlooking concerns by officers of these dwellings. In the amended plans, this was amended to be 0.3 metres, which would make it able to be built under permitted development rights and therefore cannot be under consideration as part of this report.

Regarding overlooking, the plans would remove a side elevation window facing No.31, and the agent in an email dated 22/5/24 that the fenestration as part of the side extension would feature obscure glass; which would be conditioned if permission is forthcoming, and as the rear fenestration would face the rear garden, it is considered that there would be no increase of overlooking of No.31, regarding No.33, it is noted no new fenestration would face this property and would either face No.31 or the rear garden, in regards to this, the impacts upon No.31 and 33 in regards to overlooking would be acceptable. With regards to these considerations, officers consider the impact acceptable upon these dwellings.

Nos 35 and 37 St James Road

7.12 To the southwestern side of the application site is Nos 35 and 37 St James Road. The side extension and rear extension are considered to have a sufficient separation distance of approximately 14 metres from No.35 and approximately 17.5 metres from these Nos 35 and 37 respectively that it would have an acceptable impact. The decking was amended and would be able to be built under permitted development rights and can not be considered as part of this report. The fenestration is considered to either face No.31 or the back garden, and is considered to not have an unacceptable impact upon these dwellings. With regards to these considerations the works are considered to have an acceptable impact upon these dwellings.

7.13 Consequently, it is considered that the proposal on balance would 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) Ecology

7.14 As part of the application process, the ecologist was consulted. The ecologist stated *"Thank you for consulting me on this application. I would not raise any concerns in relation to this application. The proposed extension works are restricted to the lower storey and the main roof structure will not be affected. On that basis I am content to conclude that the likelihood of impacts to protected and notable species is negligible. No further information is required"*. With regards to this, officers are satisfied that the impacts upon ecology would be considered acceptable.

(v) Southern Gas Network

7.15 As part the application process, Southern Gas Network was consulted. No comments were received from Southern Gas Network. In consideration of the scale of the works, the impact is considered acceptable on the gas network.

8 Conclusion

8.1 The proposed development is acceptable on balance 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/24/00177 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:

DrawingNumber: WATD-002-P : AMENDED ELEVATIONS WITH PATIO
NOW AT NO more than 0.3 metres (Received 16/05/24)

Drawing Number: WATD-001-P : AMENDED EXISTING
ELEVATIONS/PLANS WITH Amended block plan (Received 16/05/24)

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, hereby permitted the window serving a bathroom and the door on the side elevation on the plans hereby approved shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.