
Site Address: 2 Elm Road, Havant, PO9 2SZ
Proposal: Single storey rear extension (to replace existing conservatory). Two storey rear extension. Front porch, side elevation canopy, general external door and window and material changes.
Application Type: Full Planning Permission
Application No: APP/24/00346 Expiry Date: 11/07/2024
Applicant: Mr & Mrs West
Agent: Mr Bessant Case Officer: Bethany Crowther
 JB Architecture Design
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a two storey detached dwellinghouse with accommodation in the roof space to the north of Elm Road. The property contains brickwork and render to the elevations with a pitched roof. There is an existing garage to the front of the property, with a hardstanding area for on site parking.
- 1.2 The surrounding area is residential in character consisting of properties of varying design. There is a footpath to the rear of the application site.

2 Planning History

99/55900/002 - Rear conservatory, PERM,03/12/1999
91/55900/000 - Single storey rear and side extensions; alterations to first floor and roof at rear to form additional accommodation and new garage front., PERM,03/10/1991
APP/23/00389 - Carport added to existing garage., PERM,17/07/2023

3 Proposal

Single storey rear extension (to replace existing conservatory). Two storey rear extension. Front porch, side elevation canopy, general external door and window and material changes.

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Daniel Berwick

No comments received.

Councillor Gillian Harris

No comments received.

Councillor Phil Munday - St Faiths

No comments received.

Countryside Access Team

General information, no comments specific to application.

Thank you for consulting Hampshire Countryside Service (HCS) as Highways Authority regarding Public Rights of Way (PROW) and Commons Registration Authority. We also manage Country Parks and Countryside Sites throughout Hampshire. Please accept this as our response to the above application, taking into account the material considerations relating to PROW, Commons and impacts to Hampshire County Council (HCC) Country Parks and Countryside Sites.

There are specific legislative requirements for the Highways Authority, Planning Authority, Developers and Landowners with respect to the PROW network. Where no changes are proposed to Public Rights of Way, the Planning Authority shall be aware of the following, and we request that the applicant is made aware of the following requirements through informatives where appropriate.

1. Where Public Rights of Way are close to application sites or are used for access to the development site, they must be shown on the submitted plans with details of how they will be accommodated within the proposals. Government guidance requires that applications should not be validated unless such information has been submitted.
2. Nothing connected with the development, or its future use, shall have an adverse effect on the Public Rights of Way, which must always remain available for safe public use at all times.
3. No vehicles (including builder's and contractor's), machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works, use, or occupation of the development, shall be left on or near to a Public Right of Way as to cause obstruction, hindrance, or a hazard to the legitimate users. The public retain the right to use the PROW at all times.

4. The grant of planning permission does not entitle developers to obstruct a public right of way. The diversion or stopping up of footpaths, bridleways and restricted byways is a separate process, which must be carried out before the paths are affected by the development. It cannot be assumed that because planning permission has been granted that an Order under section 257 of the TCPA (1990) will invariably be made or confirmed.

Development, in so far as it affects a PROW, must not be started and the PROW should be kept open for public use, unless or until the necessary order has come into effect.

5. All vehicles that would be legitimately accessing the site via a Public Right of Way should give way to public users, which could include horse-riders and cyclists, at all times. In cases with legitimate vehicular access a Construction Traffic Management Plan (CTMP) should be submitted to, and approved by, Hampshire Countryside Service as Highways Authority prior to any approval by the Planning Authority, and prior to commencement, to ensure the protection of public safety.

6. There must be no surface alterations to a Public Right of Way without the consent of Hampshire County Council as Highways Authority. Planning permission under the Town and County Planning Act (1990) does not provide this and separate consent is required. To carry out any such works without this permission would constitute an offence under Section 131 of the Highways Act (1980).

7. No works to the surface of the Public Right of Way shall be carried out without prior approval of the HCS Area Countryside Access Manager. Any damage caused to the surface of the Public Right of Way by construction traffic will be required to be restored to the satisfaction of the Area Countryside Access Manager on the completion of the build.

Open Space Society

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
- (iv) Parking

(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 To the rear of the property a single storey extension and a two storey extension are proposed. The single storey rear extension would replace the existing conservatory and extend approximately 4.2 metres from the rear wall, approximately 0.9 metres further than the existing conservatory. The extension would have a width of approximately 4.5 metres and facilitate a sun room. There would be one high level window on the south east elevation and a set of doors on the rear elevation leading to the rear garden. The materials of the proposed single storey extension would be brickwork and roof tiles to match existing, and a single ply flat roof.

7.4 The two storey rear extension would extend approximately 1.4 metres from the existing extension rear wall of the dwellinghouse on the ground floor, and approximately 3.2 metres from the rear wall of the first floor. The proposed extension would have a maximum width of approximately 4.2 metres on the first floor and a maximum height of approximately 7.2 metres with a pitched roof and projecting gable to the rear. On the ground floor it would facilitate an extension to the dining room and on the first floor would facilitate an extension to the master bedroom. The design of the extension is considered subservient to the host dwellinghouse. On the rear elevation there would be one window on the ground floor and one window on the first floor. On the east elevation there would be one first floor window. The materials would comprise brickwork and roof tiles to match existing, with tile hanging on the elevations on the first floor. Due to the plot size, the two rear extensions are considered to be proportional in size. A right of way runs to the rear of the site, however, the extension would be set well off this feature and views of the rear additions would be limited and acceptable.

7.5 To the front of the property a porch is proposed and would comprise brickwork and roof tiles to match existing. The design of the porch is considered to not lead to any harmful impacts on the character of the area or the streetscene.

7.6 Other alterations to the dwellinghouse include the installation of three rooflights on the east elevation side extension and the introduction of tile hanging to the first floor external walls to replace the existing render. On the west elevation, a canopy is proposed with a length of approximately 9 metres and width of approximately 1 metre. The proposed works are appropriate in terms of design and considered not lead to harmful effects to the character of the area.

- 7.7 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

- 7.8 To the west of the application site is No. 1 Elm Road. The property is set back behind the application site and is at an angle to the site. There are large trees and hedges along the entire boundary, including high level boundary fencing to the front of the site, which screens the two properties. There are no additional proposed first floor windows on the western side. Due to the reasons stated and separation distance, it is considered that the proposed developments would not lead to any unacceptable impacts to the neighbouring property in terms of loss of privacy, outlook or light.
- 7.9 To the east of the application site is No. 3 Elm Road. There is a high level boundary wall and vegetation separating the two properties. There are 3 proposed roof lights on the east elevation however due to the screening of the boundary wall it is considered this would not lead to a loss of privacy. The single storey rear extension would contain one high level window and is considered to not lead to a loss of privacy. The two storey side extension would contain one window on the first floor east elevation. Due to the positioning of this window in relation to the neighbouring property, it is considered that there would not be a loss of privacy to this property. Overall, for the reasons provided it is considered that the proposed development would not lead to a loss of privacy, outlook or light to the neighbouring property.
- 7.10 The proposed development is considered to not lead to any impacts in terms of loss of privacy, light or outlook to any neighbouring properties to the front and rear of the application site.
- 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.

(iv) Parking

- 7.12 In relation to parking the proposal would not increase the number of bedrooms nor reduce existing parking.

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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00346 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:

SITE & LOCATION PLANS PL.790.24 - 01 REV A
PROPOSED ELEVATIONS PL.790.24 - 03 REV B
PROPOSED GROUND AND FIRST FLOOR PLANS PL.790.24 - 02 REV B
SECOND FLOOR PLAN REF: 231119

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.