
Site Address: 17 Washington Road, Emsworth, PO10 7NN
Proposal: Single storey side and rear wrap around extension.
Application Type: Full Planning Permission
Application No: APP/22/01023 Expiry Date: 21/12/2022
Applicant: Mrs Coe
Agent: Mr Clarke Case Officer: Selina Donophy
 PDK Architecture and
 Surveying
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site comprises a two storey end of terrace property located on the east side of Washington Road, Emsworth. This property has a hipped roof with brickwork, pebble dash and cladding to the elevations . To the side runs an access path . The area comprises a mix of industrial and residential land uses, with the railway line running to the north of the site.
- 1.2 The application site lies within the Environment Agency's identified Flood Zone 2.

2 Planning History

None relevant

3 Proposal

Single storey side and rear wrap around extension.

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

CS15 (Flood and Coastal Erosion)
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)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

No comment 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: 12

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Flood risk

- (i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the character and appearance of the area

- 7.3 This proposal comprises a single storey side and rear wrap around extension . The side extension would be set back behind the front elevation by approximately 5.5 metres and would have a total depth of approximately 6.3 metres and a width of 1.5 metres . The side extension would have a monopitched roof with an eaves height of approximately 2.4 metres. The side extension would wrap around the rear of the property linked to a rear extension which would be full width and would project beyond the rear wall of the main house by approximately 2.8 metres. The existing rear extension would be demolished. The space would create a utility room served by a separate door to the front elevation and rooflight above - towards the rear would be a wc with a rear elevation window. The rear extension would create an open plan living space with two rooflights above and bi-fold doors to the rear. Proposed materials will match existing.
- 7.4 The proposed side and rear extension would only be partially visible from the public realm with the extension to the side. This would be modest in scale and would appear in keeping with the host dwelling - it is noted the property was already previously extended towards the rear and the scale of the proposed rear extension would not be larger in depth than existing. The materials would match the host dwelling and would appear subservient. 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) and policies D1, D2 and D3 of the Emsworth Neighbourhood Plan . It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.5 To the north of the application site is no 19 Washington Road which is attached to no 17. This property has a conservatory to the rear - the proposed extension is not deemed to result in any overshadowing or overbearing impact on this property as the works would not project further out than the existing extension.
- 7.6 To the south of the application site is no 15 Washington Road. The proposed side extension would be sited on the boundary approximately 1.6 metres from the side elevation of no 15. This property has not been extended towards the rear - to the side elevation is a small window serving the landing at no 15. Whilst the extension would come closer to the side boundary, it would be set back behind the front elevation . The side wall would have a parapet to it to allow for the guttering so would be slightly raised in height however it is considered that, on balance, the impact on the landing window would be acceptable due to the set back of the extension building line and the overshadowing already caused to this non-habitable window by the existing dwelling.
- 7.7 Consequently, it is considered that the proposal will not 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood risk

- 7.8 The proposal relates to an extension to an existing dwelling located within Flood Zone 2. Flood risk measures have been set out within the submitted Flood Risk Assessment, which confirm that no change is proposed to the existing ground levels of the dwelling; and provide a series of mitigation measures for flood risk. The

development is therefore considered to have appropriately taken flood risk into account, and will not increase the risk of flooding to occupiers, meeting the requirements of Policy CS15 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01023 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:

26 Oct 2022 LOCATION PLANS
0469-002 B AMENDED PROPOSED PLAN AND ELEVATIONS
Flood Risk Assessment for Minor Extensions dated October 2022

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.