
Site Address: 35 Park Crescent, Emsworth, PO10 7NT
Proposal: A proposed two storey extension over the existing single storey kitchen with a proposed single storey porch to rear. Works to lift the canopy limited to gain access, with any wound size limited to 75mm diameter for the 1No Silver Birch (T1) subject to TPO 1214
Application Type: Full Planning Permission
Application No: APP/23/00963 Expiry Date: 23/02/2024
Applicant: Mr & Mrs Hines
Agent: Mrs Alexander Case Officer: Joseph Toole
Helyer Davies Architects Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

35 Park Crescent, Emsworth, is a detached two storey property located to the south side of Park Crescent. The property comprises of brickwork on the walls and pebble dash render to the gable ends. It has clay roof tiles to the existing two storey roof and slate tiles to the existing single storey roof. Vehicular access is from Park Crescent with parking to the front.

The property is located within a residential area with surrounding properties differing in style and design.

There are two TPO trees to the front of the application site.

2 Planning History

06/62067/000 - Proposed ground floor extension to enlarge kitchen and sitting area., PERM,02/02/2007

3 Proposal

The proposal is for a two storey extension over the existing single storey kitchen to provide a bedroom and en-suite. It would extend out approximately 1 metre further out than the existing single storey kitchen. There would also be a proposed single storey porch to rear.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

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

Arboriculturist (1)

Approval, subject to conditions

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The proposed development is for a site that contains several trees on site or adjacent to the site. The development would require the removal of a bay but the construction works are outside of the Root Protection Area (RPA) of the trees on site and adjacent to the site, two of which are subject to TPO 1214.

An arboricultural impact assessment and preliminary method statement have been submitted (Q0372\35PrkCres/AIA+(P)AMS\2023-V1), which are welcomed, but the Tree Protection Plan (Appendix B) omits any tree protection fencing around the silver birch (T2) or any ground protection measures for the gravel driveway.

Unless amended information is submitted, a pre commencement condition would be requested to ensure tree protection measures to T2 and ground protection measures for T2 and T3. Although, the information (Q0372\35PrkCres/AIA+(P)AMS\2023-V1) states that no vehicles with a weight greater than 3.5tonnes will access the driveway, given the location of the area for material storage and mixing on site, it would be anticipated that vehicles of a weight greater than 3.5tonnes would access the driveway and additional ground protection measures would be required.

If the officer is minded to grant planning permission for the application additional details for tree protection measures should be secured by condition prior to the commencement of the proposed works. Subject to the conditions listed below, the application would be in accordance with Policy CS11, CS16 and DM8 of the Havant Core Strategy (2011).

Recommendation:

Approval subject to the following conditions;

a) Pruning works:

Any required tree works shall be pruned in accordance with the details listed in the

arboricultural impact assessment and preliminary method statement has been submitted (Q0372\35PrkCres/AIA+(P)AMS\2023-V1) and the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

b) Tree protection measures:

No development, including site clearance, shall commence on the site until a dimensioned tree protection plan in accordance with Section 5.5 and an impact and method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority. The details of the method statement must include an assessment of the long term impact of the adjacent trees that could have a detrimental impact on the development and provide recommendations for pruning works to be undertaken that would retain the high amenity value of the trees.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Arboriculturist (2)

"This application has already commented on in terms of protection needed to safeguard protected trees and a second AMS and TPP has been submitted reference 1889971 dated 27/01/24 which includes enhanced ground protection.

This is acceptable and must be conditioned if consent is granted. The proposal is to lift both the copper beech and the birch to 5.0m, which given the domestic nature of the road and the compact form of the beech with its current low canopy, could result in large wounds that will potentially allow ingress of pathogens. Request that the lifting operations are limited to those sections of the canopy that are in need of pruning to give access, and that the wound size is limited to 75mm in diameter. Works to be carried out in line with BS3998: tree works."

I realise that this is introducing a new restriction that was not commented on earlier, but I'm concerned that if an unsympathetic lift is done to partially the beech, it could result in a poor form with large wounds. The tree works would obviously be consented under the planning app being granted.

Councillor Grainne Rason

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Emsworth Residents Forum

No Comment.

Southern Gas Network

No Comment.

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: 40

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
With the additional depth/dimensions to the proposed rear extension and the pollarding of the bay tree down to stump, which currently provides substantial screening, will result in the extension overlooking into the interior of our dining room and will impact our privacy	The bay tree is not the subject of a TPO and can be removed at any time without planning control. Please see Section 7 with regards to overlooking.

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) Impact on trees
- (v) Parking matters

(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 proposed two storey extension would have brickwork to match the existing property with weatherboarding to the rear gable end. It would have clay roof tiles to match the existing property. The proposed single storey porch would have brickwork to match the existing property with weatherboarding to the side. It would have a slate tile roof to match the existing single storey roof. As such, the proposed materials are considered to be appropriate to the context of the main dwellinghouse and the character of the area.

- 7.4 The proposed works would not be directly visible from the street scene and are not considered to dominate the main dwellinghouse, therefore considered to be inkeeping with the character of the area.
- 7.5 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

- 7.6 On the east side facing No.37 Park Crescent the proposed two storey extension would only extend out from the original dwellinghouse not the existing single storey rear extension. Therefore, the proposed two storey extension would be offset by the existing sunroom on this side. The proposed two storey extension would have a separation distance of approximately 6.9 metres from the side wall of No.37 and would not extend out beyond the neighbour's existing rear wall and thus not considered to appear overbearing, result in the loss of outlook or natural light. Furthermore, there would be no side windows within the proposed two storey extension thus not causing any form of overlooking. The proposed porch being approximately 8.3 metres away from the shared boundary with No.37 is not considered to have an adverse impact on the neighbouring occupiers.
- 7.7 On the west side facing No.33 Park Crescent the proposed two storey extension would be between a side access for the host dwelling and a side access for No.33 with a separation distance from the side walls of approximately 3.1 metres. Within this side of No.33 there is a door and window serving the utility room on the ground floor. Whilst the proposed two storey extension would reduce the outlook on this side, as there is another source light into the utility room from the front window and the fact the extension does not extend out beyond the rear wall of No.33 it is considered on balance to not to have an adverse impact to warrant a refusal. At first floor level there are two side windows within No.33 serving a bathroom and en-suite. Whilst the proposed two storey extension would reduce the outlook on this side, as these windows do not serve habitable rooms it is considered on balance to not to have an adverse impact to warrant a refusal. Therefore, the proposed two storey extension is not considered to be overbearing, or result in the loss of outlook or natural light. There would be a first floor high level side window serving a en-suite on the two storey extension. As this would face out onto the side wall of No.33 which have first floor windows, if permission is forthcoming, the window would be conditioned to be obscurely glazed and non opening below 1.7 metres in finished floor level to reduce overlooking. The proposed porch due to its modest depth of approximately 2.2 metres and single storey design is not considered to have an adverse impact on the occupiers of No.33.
- 7.8 To the rear there would be ground floor doors and windows facing out on the rear garden. This is considered to create similar views to that already established thus not considered to cause harmful overlooking. At first floor level there would be two windows serving the bedroom. Whilst this would introduce a new form of outlook, as the proposed two storey extension is set further back from the adjacent properties it is not considered to cause harmful overlooking. It is considered to create a similar outlook which other properties along the street scene, thus considered to be acceptable. Furthermore, with the Havant Design Guide it states some overlooking of gardens from upper floors of dwellings will be unavoidable in most urban and

suburban housing layouts. As such it is not considered to cause harmful overlooking to warrant a refusal.

- 7.9 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). I

(iv) Impact on trees

7.10 The proposed works involves works to the two TPO trees to the front of the property. The Council's Arboriculturist commented on the application raising no objection subject to conditions. The condition for works to comply with the Arboricultural Impact Appraisal and Preliminary Arboricultural Method Statement has been recommended. The condition for all lifting operations to be limited to those sections of the canopy that are in need of pruning to give access, and that the wound size is limited to 75mm in diameter and all approved works must to be carried out in line with BS3998: tree works has been recommended to the decision.

(v) Parking matters

- 7.11 The proposal would increase the number of bedrooms from 2 to 3 therefore 2 car parking spaces are required to be provided on site. There is sufficient car parking on site to accommodate this, therefore complying with the Havant Borough Parking Standards SPD and Policy DM13 of the Havant Borough Core Strategy (2011).

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. The impact on the protected trees is considered acceptable, subject to appropriate conditions. The application is recommended for conditional planning permission.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00963 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:

Location Plan and Block Plan - 23083-02 REV B
Proposed Plans - 23083-03 REV B
Design and Access Statement

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension building hereby permitted the window in the first floor serving an en-suite on the west elevation facing No.33 Park Crescent shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and non opening below 1.7 metres finished floor level 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.

- 5 The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Appraisal and Preliminary Arboricultural Method Statement dated 27/01/2024 provided by Fallen & Found Arboriculture Ltd.

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

- 6 With regards to the tree works all lifting operations shall be limited to those sections of the canopy that are required to give access, and that the wound size is limited to 75mm in diameter. All approved works must to be carried out in line with BS3998: tree works."

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.