
Site Address:	4 Paddocks Copse, Redlands Lane, Emsworth, PO10 7UT		
Proposal:	Two storey side extension		
Application Type:	Full Planning Permission		
Application No:	APP/22/00688	Expiry Date:	21/10/2022
Applicant:	Mr & Mrs Ibbotson		
Agent:	Mr Sutcliff	Case Officer:	Tina Pickup
	Sutcliff Consultants Ltd.		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey dwelling set at the head of a private cul-de-sac of 5 similar dwellings. The development of 5 dwellings was granted permission in 2014 and is accessed via Redlands Lane, an un-adopted track that is a footpath. The cul-de-sac development sits to the south of properties in Long Copse Lane. The current adopted plan identifies the cul-de-sac site as within the urban area policy AL2 and CS17, but the land immediately to the north and east lies outside the urban area.

The application dwelling currently has a subservient side projection that includes an integral double garage with two single doors, with dormers above. The property is set at 90 degrees to number 3 which has its own attached steeply pitched single storey double garage close to the site boundary. The boundary line is not de-marked as the entire site frontage providing vehicular movement area for both dwellings is block paved. Number 3 has a second floor bedroom window in its east elevation facing the application site.

There is a TPO Group Order on trees running along both the eastern and southern boundary of the application site at the edge of the garden.

2 Planning History

APP/14/00064 - Development of existing paddock with 4No. five bedroom houses and access drive - permitted 16 May 2014

APP/22/00727 - Oaks (T1 & T2) - reduce lateral spread on North side by up to 4 meters to leave a remaining lateral spread of 12 meters. Subject to TPO Group 1923., PERM, 11/10/2022

APP/22/00815 - T1 - Oak, to remove 3 lowest limbs on North side (overhanging 4 Paddocks Copse, Westbourne, PO10 7UT). Limbs over hang excessively. Subject to TPO 1923., PERM, 27/10/2022

3 Proposal

3.1 Two storey side extension

3.2 It is proposed to infill the first garage door and widen the second garage opening and internally make the existing double garage into a single garage with area subdivided off as a bathroom. The side extension would then add a replacement second single

garage having the same wider opening door, with dormer sited centrally above. The two storey side addition would follow the ridge line of the roof above the garage and repeat the hip end.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

Arboriculturalist

None received

Southern Water

plan provided of approximate position of existing foul sewer, exact position to be determined by applicant;
3m clearance required to protect it from construction and to allow for future maintenance;
no new development or tree planting within 3m;
no new soakaways, swales, ponds, watercourses or other surface water feature within 5m; all existing infrastructure to be protected during construction works;
If any other sewer found during construction then must be investigated;
formal application required for any new connection to the public sewer;
Surface water discharge should follow Building Regs part H3 hierarchy and encourage re-use.

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: 13

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1 1 letter received twice from the same household:

Comment	Officer Comment
object to the proposed two storey side extension on the following grounds: Objection 1: The proposed extension will directly affect the privacy and outlook of our bedroom window which is on the third storey of our property facing no. 4 Paddocks Copse. This window has not been detailed on any of the plans that have been submitted by the applicant. Objection 2: The proposed extension will create an unbalanced appearance to no. 4 and disturb the visual harmony of the original housing development of four dwellings. Objection 3: The construction of the proposed two storey extension will create excessive noise, disruption and traffic congestion to our property.	 see section 7 re privacy see section 7 re visual appearance temporary construction disturbance not a valid consideration but a matter for Environmental Health if problems arise

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
- (v) Other 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 scale and mass of the proposed side extension is respectful of the host dwelling

and replicates the silhouette and overall design features. However by widening the garage doors the balance and symmetry of the placement of the dormers above the original garage openings is affected. As a result of the widening of the existing garage door, the existing dormer above would no longer be central and would visually be slightly off-centre. The proposed additional dormer in the extension is proposed to be central above the new garage door, but that results in the spacings between the dormers being uneven.

- 7.4 These imbalances are all minor and it is considered that angles of vision in reality are such that they would not be unduly noticeable. The dwelling is sited at the end of a private drive of 5 dwellings and public views of the site are limited. The extension would also be partly screened by its offset siting beyond the garage of number 3. Overall, whilst the symmetry of the existing dwelling would be lost, the proposed extension and its detailed design is not considered sufficiently harmful to the appearance and character of the wider area to justify a reason for refusal. The design and appearance of the proposal is therefore considered to have little adverse impact on the visual amenity of the locality and is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.5 The proposed additional dormer would serve a dressing room and would have a separation of some 14m to the side elevation of number 3 that contains the second floor bedroom window. Its alignment would be almost directly opposite number 3's window which is a clear glazed secondary window. There is already a degree of cross-overlooking between it and the existing two dormers in the application dwelling, albeit it more angled, which are clear glazed serving a bedroom and landing. To limit any additional overlooking issues amended plans have been received showing the new dormer window having obscure glass. This would provide adequate privacy for the occupiers of number 3.
- 7.6 In terms of outlook the additional mass and bulk of the dwelling would be elongated and the existing outlook to the backdrop trees would be marginally reduced. But this would be from a secondary bedroom window only, and not from any primary habitable room.
- 7.7 Overall, 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, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking

- 7.8 The proposal maintains two integral garages of increased dimensions that improves their size and usability, though it is noted that their length, at 5.8m, does not meet the recommended internal garage dimension set out in the Parking SPD of 6m. However, together with the site frontage, the site has ample space for the parking of 3 cars to serve the dwelling. There is therefore no objection from a highway parking aspect.

(v) Other matters

- 7.9 With respect to the TPO'd trees around the perimeter of the site, an extract from the root protection plan from the original development has been provided demonstrating that the proposed extension lies outside the RPA. This extract plan has been

annotated with areas identified for materials storage and a construction zone to be heras fenced off, to ensure no damage occurs to the trees during construction. These precautionary measures are considered sufficient to ensure the trees are adequately protected.

- 7.10 With respect to the sewer alignment, the agent is aware of Southern Water's comments and the actual location of the sewer is apparently some 12m from the proposed extension, and therefore well outside the 3m buffer zone. As such the risk to the sewer is low, and can be dealt with under Building Regulations.

8 Conclusion

- 8.1 It is considered that the scale, siting and design of the proposal would have limited and acceptable impact on the visual appearance of the dwelling and locality, and 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/22/00688

(A) 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 - Drawing Number 2224/PP/00
Root Protection Plan - Drawing Number 2224/PP/06
Proposed Floor and Roof Plans - Drawing Number 2224/PP/04
Proposed Elevations - Drawing Number 2224/PP/02 Rev A
Indicative Section A - Drawing Number 2224/PP/05

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 The measures shown on the hereby approved Root Protection Plan Drawing Number 2224-PP-06 shall be implemented and maintained at all times during the construction process .

Reason: To protect the nearby trees having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National

Planning Policy Framework.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted, the dormer window serving the dressing room in the front, west elevation, shall be fitted with, to a height of no less than 1.7m above finished floor level, 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.