
Site Address: 50 Hollybank Lane, Emsworth, PO10 7UE
Proposal: Proposed single storey front extension to replace existing conservatory.
New glass roof over existing porch and change to existing landing window on the front elevation.
Application Type: Full Planning Permission
Application No: APP/24/00081 Expiry Date: 27/03/2024
Applicant: Mr & Mrs Foster
Agent: Mr Bessant Case Officer: Bethany Crowther
JB Architecture Design Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a two storey detached dwellinghouse to the north east of Hollybank Lane. The property has facing brickwork to the elevations with a tiled pitched roof. To the front of the property there is a hardstanding drive area which provides onsite parking and a front garden area. The site is located at the end of a cul-de-sac.
- 1.2 The application site falls within a TPO group, with the associated TPO trees adjacent to the front boundary of the site, situated at 50a Hollybank Lane.
- 1.3 The surrounding area is residential in character, and consists of properties of varying scale and design.

2 Planning History

No recent planning history.

3 Proposal

Proposed single storey front extension to replace existing conservatory. New glass roof over existing porch and change to existing landing window on the front elevation.

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)
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)

ENP_D2 (Height, Mass & Materials)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Initial Response:

1. I have carried out a review of the relevant documents available on the HBC planning portal and provide the following comments. My colleague has visited the site and noted that there are only small trees and shrubs in the garden of the proposed works.
2. However, there is a beech tree in the adjacent garden which could be impacted by the construction process and needs to be considered.
3. No arboricultural information has been submitted with application.
4. The beech tree in the neighbouring property could be adversely impacted by the construction process. This could be prevented by positioning protective barriers as described in BS5837:2012.
5. In summary, I have no concern regarding the proposal, but I recommend the following Planning Condition be used to safeguard trees.

'Before any work starts on site, a Tree Protection Plan prepared in accordance with BS 5837:2012 must be submitted to the local planning authority for approval. This must then be adhered to by all site personnel and will be enforced by the LPA. This will include the positions and the design of physical protection methods, that will protect trees from the construction process.'

Final Response:

The applicant has supplied arboricultural information showing how the offsite beech and onsite trees will be safely retained through development.

If approved, please condition the full deployment of the Tree Protection Plan reference BJH 03/04 -1360.

Fencing must be erected prior to site occupancy and remain in situ throughout development. I have no further concerns.

Councillor Grainne Rason

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

No comments received.

Emsworth Residents Forum

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

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) Effect on TPO trees

(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 single storey front extension would replace the existing conservatory. The proposed extension would extend approximately 3 metres from the original front elevation of the house, have a width of approximately 3.9 metres. The roof of the extension would have a southward slope, with the extension having a maximum height of approximately 3.3 metres. The extension would facilitate a sun room and would have windows on the east and west elevation with a set of doors on the south elevation. The proposed extension would comprise brickwork to match the existing dwelling with a glass roof with aluminium frames to match the existing windows.

7.4 The proposed works also include the installation of one obscure glazed window on the front elevation serving the landing area. The window would match the existing colour and style. The existing porch would have a glass roof with aluminium frames to match the colour of existing windows. There would be one window on the west elevation of the porch.

7.5 There would be a restricted view of the proposed works from the street scene due to the application site being at the end of a cul-de-sac, set back from the highway and largely screened by boundary hedges and trees. It is considered that the proposed

works are in keeping with the character of the area and would not lead to a harmful impact on the character of the area.

- 7.6 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

- 7.7 To the west of the application site is no. 50a Hollybank Lane. There is a high level boundary fence and hedge between the two properties. The existing conservatory is constructed of glass panelling. It is considered that the proposed extension would have less impact on the neighbouring property in terms of privacy than existing. Due to the approximate 5.8 metre separation distance between the proposed extension and the side elevation at no. 50a, it is considered that the proposed works would not lead to any unacceptable impacts in terms of loss of light, outlook or privacy to the neighbouring property.
- 7.8 To the south of the application site is no. 48 Hollybank Lane. There is an approximate 26 metre separation distance between the proposed extension and the neighbouring property, with an outbuilding to the south of the site largely screening the proposed works. It is therefore considered that the proposed works would not lead to a loss of outlook, privacy or light to the neighbouring property.
- 7.9 To the east of the site are the rear gardens of Wraysbury Park Drive. The proposed extension would not extend further than the principal elevation to the east of the property. It is therefore considered that the proposed works would not lead to any unacceptable harm in terms of loss of light, outlook or privacy to any of the properties to the east of the application site.
- 7.10 The proposal is considered to not have any impacts to any properties to the 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) Effect on TPO trees

- 7.12 The application site falls within a TPO group. A Tree Protection Plan and Arborist Constraints Assessment has been submitted by the applicant and reviewed by the Council's arboricultural officer who has raised no objection subject to condition that the works must be carried out in accordance with the Tree Protection Plan BJH 03/04-1360, with fencing erected prior to site occupancy and to remain in situ throughout the development.

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.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00081 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.732.23 - 02
EXISTING & PROPOSED (PART) PLAN & SOUTH, EAST & WEST
ELEVATIONS - PL.732.23 - 01 REV D
TREE PROTECTION PLAN - BJH 03/04 - 1360

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 development hereby permitted shall be carried out in accordance with the approved Tree Protection Plan - BJH 03/04 - 1360, unless otherwise agreed in writing by the Local Planning Authority.

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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with the approved Tree Protection Plan - BJH 03/04 - 1360. The fencing shall be retained throughout the period of construction unless otherwise agreed in writing by the Local Planning Authority.

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 CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.