
Site Address:	4 Record Road, Emsworth, PO10 7NS		
Proposal:	Single storey rear/ side extension to replace existing conservatory.		
Application Type:	Full Planning Permission		
Application No:	APP/23/01036	Expiry Date:	24/01/2024
Applicant:	Mr & Mrs Brown		
Agent:	Mr Bessant	Case Officer:	Bethany Crowther
	JB Architecture Design Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey property sited to the west of Record Road. The property comprises red brickwork and a tiled roof, with a front projecting gable to the southern part of the property along with a front dormer. The property is set back from the highway, with a low boundary wall, a large gravel driveway to the front of the property and garage located to the south of the property. There is a gravel access road to the south of the application site to No. 4a Record Road, which is sited to the rear of the application site.
- 1.2 The surrounding area is residential in character containing a mixture of detached and semi-detached properties of varying design.

2 Planning History

99/64293/000 - Outline application for the erection of a bungalow and garage on land to south west of 4 Record road, with new access onto Record Road, REF,04/10/1999

06/64293/001 - Application for outline permission for the erection of 2No. detached dwellings to the rear of the existing dwelling., S106,17/05/2006

08/64293/002 - Construction of 2No. detached 3 bedroom houses with associated parking, landscaping and altered access to Record Road., PERM,03/04/2008

APP/10/00422 - Discharge of Condition No.s 1-14 of Planning Permission 09/64293/004., PERM,19/01/2011

09/64293/003 - Erection of 1No. 3 bed detached dwelling to rear of No. 4 Record Road, with associated parking and landscaping (Revised Application)., WD,13/10/2009

09/64293/004 - Erection of 1No. 3 bed detached dwelling to rear with associated parking and landscaping (revised application)., S106,24/12/2009

3 Proposal

Single storey rear/ side extension to replace existing conservatory.

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)

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)

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

5 Statutory and Non Statutory Consultations

Councillor Grainne Rason

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

No comments received.

Developer Services, Southern Water

Thank you for your letter dated 02 January 2024.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. For further advice, please contact Southern Water, Southern

House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Future Growth Planning Team

Developer Services

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: 6

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

(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 development is for a rear and side extension to the north of the property, with a projecting gable to the rear and would replace existing extensions to the property. The proposed development would serve a cloakroom and kitchen/diner area and contain an open porch area to the front of the extension. The extension would have an approximate length of 10.3 metres along the north elevation, an approximate depth of 7.1 metres to the rear elevation. The extension would extend approximately 6 metres along the south elevation from the original rear elevation. Along the front elevation, the extension would have an approximate width of 2.6 metres. The extension would have an eaves height of approximately 2.5 metres and a maximum height of approximately 4 metres. The extension would contain red brickwork and slate roof tiles to match the host dwelling, with white windows and doors. The proposed extension would be partially visible from the street scene on the front elevation, however the materials and design are considered to be in keeping with the context of the host dwellinghouse and with the character of the area.
- 7.4 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

- 7.5 To the north of the application site in No. 6 Record Road. The two properties are separated with a boundary wall approximately 1.6 metres in height. The proposed extension would offset the boundary wall by an approximate distance of between 0.4 - 0.7 metres at varying points. The proposed extension would have an approximate eaves height of 2.6 metres along this elevation. Due to the slope of the pitch of the roof and with the extension being offset from the boundary, it is considered that the proposed extension would not lead to an unacceptable level of loss of light, outlook or privacy to the neighbouring property.
- 7.6 To the south of the application site is No. 2 Record Road. The property is separated by the access road, a brick wall along the boundary of No.4 Record Road and a boundary hedge along No. 2 Record Road. The proposed extension would have fixed pane glazing and a door on the south elevation, however due to the separation distance and the boundary treatment, it is considered that the proposal would not lead to an unacceptable loss of outlook, privacy or light to the neighbouring property.
- 7.7 To the rear of the application site is No. 4a Record Road, which is separated by a boundary wall and fencing. The proposed extension would contain fixed pane glazing on the rear elevation. Due to the approximate 20 metre separation distance and boundary treatment, it is considered that the proposed extension would not lead to an unacceptable loss of outlook, light or privacy to this property.
- 7.8 The proposed extension is considered to not lead to loss of light, outlook or privacy to the properties to the front of the application site.

- 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). It is noted no letters of objection were received with respect to the scheme.

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/23/01036 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:

PROPOSED SOUTH & WEST ELEVATION PL.743.23 - 06 REV B
PROPOSED NORTH & EAST ELEVATION & SITE PLAN PL.743.23 - 05 REV C
PROPOSED GROUND FLOOR PLAN PL.743.23 - 04 REV B

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.