
Site Address:	1A St James Road, Emsworth, PO10 7DN		
Proposal:	Single storey side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00147	Expiry Date:	28/04/2022
Applicant:	Mr Morgan Williams		
Agent:	Mr P Johnson	Case Officer:	Joseph Toole
	Johnson Designs		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

1A St James Road, Emsworth, is a detached two storey property located to the west side of St James Road. The property comprises of brickwork, dark grey cladding and roof tiles. It is one of the two properties approved under planning reference APP/19/01240. Vehicular access is from St James Road with parking to the front and side.

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

2 Planning History

APP/19/00911 - Demolition of existing bungalow. Erection of 3No. 3bed dwellings with parking and cycle storage., WD,09/12/2019

APP/19/01240 - Demolition of existing bungalow. Erection of 2No. 4bed dwellings with parking and cycle storage.

[Note: Grampian Condition applies, contact LPA for details] (approved 24/04/2020). Request to Discharge Conditions, 3, 4 & 13 (01/06/2020). Request to discharge condition No/s 6 and 14 (22/07/2021). Request to Discharge Conditions 5, 7 & 12 (03/02/2022)., PERM,24/04/2020

3 Proposal

Single storey side 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
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.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

1 Neutral Comment received:

There may be an inaccuracy in an answer to the Biodiversity Checklist, Section 1, Sites and Habitats 1.2 C) Watercourses (rivers or stream). To the west of the property and possibly within 50 m, there is a significant stream named the West Brook that rises in South Leigh Park and flows past the former Coldharbour Farm, under the Railway-line and out to join Emsworth Town Millpond between Bath Road and Bridgefoot Path.

Officer comment: It is not considered that this modest extension would have a harmful impact on the water environment located off site.

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

(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 would involve the erection of a single storey side extension. It would be used as a home working space and art studio. The proposed extension would have a width of approximately 3.1 metres, a depth of approximately 5.1 metres with a flat roof having a height of approximately 3.3 metres. It would be positioned in the same place as the original garage to the former bungalow now removed.

7.4 The proposed side extension would have dark grey cladding to match parts of the existing property with a GRP flat roof. This is considered to be in keeping with the context of the main dwellinghouse.

7.5 The proposed side extension would be set back and subservient to the host dwelling thus not considered to have an adverse impact upon the street scene.

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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would conserve the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.7 To the front of the proposed side extension there would be a high level window. This would face out onto the parking area and as a result not considered to have a negative impact upon any neighbouring properties.

7.8 On the north side there would be no side windows within the proposed side extension. It would back onto the rear of the properties along Victoria Road being partly screened by the existing 1.8 metre high fencing. Due to its size and position of the proposed extension it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring properties on this side. As mentioned it would be located in the same position as the previous garage.

- 7.9 To the rear there would be stairs with doors within the proposed side extension. This would face out onto the rear garden and due to the existing screening of 1.8 metre high fencing it is not considered to cause unacceptable overlooking to any neighbouring properties.
- 7.10 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.11 The proposed side extension would not be located within the designated parking area thus it would not have an impact on parking.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, parking 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/22/00147

- 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
Block Plan - MW/100/04
Proposed Floor Plans - MW/100/03
Proposed Elevations - MW/100/02
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.