
Site Address: 2 Beach Road, Emsworth, PO10 7JS
Proposal: Proposed single storey side and rear extension (following demolition of previous extension and detached garage), New external render to existing dwelling, alterations to fenestration
Application Type: Full Planning Permission
Application No: APP/22/00537 Expiry Date: 12/09/2022
Applicant: Ms Ellul
Agent: Mr Gosling Case Officer: Denise Sheath
PMG Building
Design&Consultancy Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Beach Road, Emsworth, is a two storey detached dwelling constructed with a hung tiled roof, with red/brown brick to all elevations, with white cladding to the front and rear gable ends. The frontage of the property is hard surfaced with a small brick and flint wall to the front boundary, with a brick wall with fencing on top to the northern front side boundary. The rear garden is predominantly laid to lawn with a mixed boundary treatments of hedging, 1.8m fencing and brick walls.

2 Planning History

97/63003/000 - Replacement detached garage - PERM,26/01/1998

3 Proposal

Proposed single storey side and rear extension (following demolition of previous extension and detached garage), New external render to existing dwelling, alterations to fenestration

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)

Submission Version Havant Local Plan

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

Not Required.

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: 24

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 proposal is for a single storey extension following demolition of the existing rear extension. The proposal will have a depth of 4m from the rear wall spanning 9m the width of the rear elevation. The roof will have an eaves height of 2.7m with a maximum height of 3.8m, there are to be 4No. roof lights inserted into the roof slope of the extension facing the rear garden. Due to the location of the extension to the rear of the property it is not be readily visible from the streetscene. It is therefore considered that the proposal would not have a harmful impact upon the character of the property and nor upon the visual character of the streetscene and would be considered acceptable.

- 7.4 Part of the proposal is for the change of external material to the whole rear elevation and partially to the side elevations from the rear wall up to the chimney columns, the material which is proposed is painted render white in colour. Many of the properties within the streetscene and locality have painted render elements to their elevations or have all elevations as painted render. The streetscene is a mix of external materials such as brick and painted render therefore it is considered that the addition of painted render to the property would not be out of keeping as in such to create a harmful visual impact upon the streetscene or character of the area.
- 7.5 Following the removal of an existing window within the original dwellinghouse to the ground floor south side elevation, a new entrance door and 2No. windows are proposed. The new door and 1No. window will serve a utility room, with the second window serving a shower room. It is noted that these works can be carried out under permitted development.
- 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 Due to the significant distance of the proposal from the neighbouring properties to the north and east it is not considered that the proposed extension would create any loss of outlook, light or overshadowing nor would it have an overbearing impact upon these neighbouring properties. Therefore the impact of the proposal upon these neighbouring properties would be considered minimal and acceptable.
- 7.8 The proposed rear extension will have a 2m distance from the shared boundary with the neighbouring property to the south. It is not considered that the proposed extension would have create any loss of outlook, light or overshadowing nor would it have an overbearing impact. It is therefore considered that the impact upon this neighbouring property would be minimal and acceptable.
- 7.9 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). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00537 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:

Application Form - Received 05 August 2022
Location and Block Plan, Existing Elevations and Floor Plans - Drawing No.001 Rev B - Received 05 August 2022
Proposed Elevations and Floor Plans - Drawing No. 02 Rev C - Received 17 August 2022
Proposed Floor Plans - Drawing No. 03 Rev B - Received 05 August 2022
Confirmation of materials - Email Received 17 August 2022

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.