
Site Address: 25 Kings Road, Emsworth, PO10 7HN
Proposal: Erection of single storey rear/side extension, single storey front extension with balcony, first floor side windows, installation of timber cladding and associated works.
Application Type: Full Planning Permission
Application No: APP/22/00249 Expiry Date: 05/05/2022
Applicant: Mr Gueldner
Agent: Mr Potter Case Officer: Selina Donophy
 James Potter Associates
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located on the east side of Kings Road, Emsworth. To the south of the site is an access road leading to a cul-de-sac where there are four properties located. The property has a catslide roof slope to the front elevation with an internal garage at ground floor level. There is currently a conservatory to the rear leading out into the rear garden. The elevations are formed from brickwork and render.

2 Planning History

None relevant

3 Proposal

Erection of single storey rear/side extension, single storey front extension with balcony, first floor side windows, installation of timber cladding and associated works.

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)

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

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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 This proposal comprises a single storey side/rear extension following the removal of the existing rear conservatory. The proposed extension would wrap around the north and east elevations and would have dimensions of approximately 10 metres width, 5.4 metres depth down the side and 2.5 metres depth beyond the rear elevation wall. The side elevations would be rendered. The rear elevation would be formed from glass panels with a glass roof with a total height of approximately 3.6 metres and an eaves height of 2.3 metres. This space would form an open plan kitchen/living space. Also proposed is a front extension which would be located towards the front of what is currently the internal garage - this would form a store room, with the porch set back. Above, the roof would form a balcony accessed via the bathroom. This would have a glass balustrade to the front and side elevations. Alterations are proposed to the windows, with the front elevation decorative window canopy to be removed and replaced by new aluminium glazing with concrete outline. The remaining windows at the property would also be changed, with render to the ground floor and timber cladding to the first floor.
- 7.4 The proposed alterations to the external appearance of the property would result in a more modern aesthetic - it is noted other properties in the street have undergone alteration, with some changes to materials also within the streetscene, although it is noted that cladding is not much used on surrounding properties. For this reason the materials have been conditioned to ensure the cladding used is harmonious with the setting of the street. The proposed balcony to the front elevation is deemed to appear subservient within the context of the host dwelling in terms of both scale and appearance, as would the front extension. The proposed rear extension would feature a generous proportion of glass, however with the rendered walls to the sides, would not be highly visible from the public realm and would have a limited impact. The garden length remains fairly small however it is noted the conservatory was in place before so the remaining garden length would not be much reduced from existing.
- 7.5 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 the Emsworth Neighbourhood Plan Policies D1, D2 and D3. 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

- 7.6 To the north of the application site is no 23 Kings Road. To the rear of the property at no 23 closest to the shared side boundary is a rear door. Planning records show originally this door served a garage and a variation of condition application then changed this to a window serving a kitchen however the change to the door appears not to have been implemented. This is not a window and therefore only offers limited light to the room anyway and there is currently fencing and a high hedgerow forming the boundary treatment and therefore on balance this proposal not deemed to result in unacceptable harmful impact to the rear of this property. The proposed balcony is not considered to offer direct views back towards the closest first floor window at no 23 which is also a bathroom window further lessening any impact. Any views down towards the front garden areas are not considered harmful.
- 7.7 To the rear of the site is the garage belonging to no 25A - the proposal is not considered to result in harm to the property to the rear.
- 7.8 To the side of the site (south) is no 29 Kings Road. The properties are separated by

the access road and the proposal is not considered to result in harm to the amenity of this property.

- 7.8 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.

(iv) Parking

- 7.9 The proposal would result in the loss of the garage and therefore one parking space- this additional space has been provided on the parking plan provided where the driveway would be extended slightly to allow for both parking spaces.

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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00249

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:

21102-PL-001 A Amended location and block plan
21102 PL 005 REV A Amended proposed elevations
21102- PL-002 Existing and proposed ground floor plan
21101-PL-003 Existing and proposed first floor plan
PL-007-REV A Parking plan

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such

approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the extensions hereby permitted being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.