

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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 single storey side and rear extensions following demolition of the existing garage . The extension, which would wrap around the north east corner , including the north (side) and rear (east) elevations would have a flat, sedum roof with 3 rooflights , the elevations would be formed from brickwork to match the existing property. This would have dimensions of approximately 4.85 metres depth beyond the existing rear elevation wall, 3.3 metres height and a width of 10.5 metres projecting beyond the north side elevation wall by 2.5 metres and extending down the side by approximately 2.2 metres. This space would allow for reconfiguration of the ground floor living space , creating an open plan kitchen/dining area to the rear as well as a boot room accessed via a door to the west elevation leading into a utility room in the side element of the extension - a door in the utility room would lead out into the rear garden. To the rear elevation of the extension would be three windows and a set of doors all serving the kitchen/living area. On the side (south) elevation would be two full length windows. To the south elevation would be a lean to style roof canopy with solar glass to the roof supported by posts. This would match the depth of the property plus the rear extension. It would have a width of approximately 1.1 metres with a height of 2.3 metres.
- 4 The proposed side and rear extensions would not be highly visible from the public realm due to the siting predominantly to the rear of the host dwelling. There is an existing garage to the rear which would be demolished to make way for the extension therefore there is an element of built form in this siting. The scale of the extension is fairly generous in terms of additional footprint although it is noted there is currently a conservatory in place which would be removed as part of this proposal. It is deemed the extension would be readily accommodated within the plot without leading to an overdeveloped or overbearing appearance . The sedum roof is also judged to be a positive addition in being more environmentally sustainable. The elevations would be in brickwork to match existing which would be in keeping with the main property. The solar glass canopy is also deemed to be an acceptable addition to the south side elevation.
- 7.5 This proposal also comprises a loft conversion with a rear (east facing) flat roof dormer and rooflights to the north and south elevations. The proposed dormer would have dimensions of approximately 2.3 metres height , 3.8 metres width and 3 metres depth. This would create a bedroom and ensuite in the loft space, but not an overall increase in the number of bedrooms. The dormer would be centrally sited within the rear roof slope and is deemed to be subservient in appearance and generally in keeping with the Havant's Design Guide SPD.
- 7.6 Alterations to front of the property are proposed with a new roof added above the front projection and alterations to the window and front entrance door. Other alterations are also proposed to the door and window layout . The rear first floor bathroom window would be reduced in size to serve the shower room, the front elevation first floor window which previously served the bedroom would now serve a bathroom and would be obscure glazed. The first floor south side elevation would be bricked up . The existing north side elevation first floor bedroom and bathroom windows would be bricked up and these would now serve a landing and bathroom. These alterations are not deemed harmful to the character of the dwelling nor the

character of the surrounding area.

- 7.7 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). This proposal is also deemed to comply with policies D1, D2 and D3 of the Emsworth Neighbourhood Plan. 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

- 7.8 To the north of the application site is Jacaranda ,Lane End Drive . The rear garden of this property and a driveway backs on to the side of the application site . It is noted the garage is currently located alongside the northern boundary of the application site. Whilst the extension would project slightly further forward down the side of the host dwelling, this is not judged to result in harmful overbearing, overshadowing or overlooking to the neighbouring property.
- 7.9 To the south of the application site is Greenways which has a detached garage located close to the side boundary of the application site. Greenways has a garage located along the boundary shared with the application site and therefore the proposed extension would not be highly visible from this property. The windows proposed to the side would be screened by the fencing and garage . The proposed canopy to the south side would be set off the boundary and is not deemed to result in harm to the amenity of this property.
- 7.10 To the rear (east) of the application site is the front garden of no 3 Kinnell Close . The rear garden is over 20 metres long which is a reasonable separation distance, with the views mainly being towards Kinnell Close where the road forms a cul de sac and the front of no 3 . There are existing views from the current first floor windows and it is also noted permitted development rights would allow for a rear elevation dormer . Overall the impact on amenity is judged to be acceptable.
- 7.11 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

- 7.12 The bedroom number would not be increasing therefore there is no need for any further parking allocation on site.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality 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/21/01379 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:

PL510.21.04 E Amended proposed elevations

PL510.21.02 E Proposed floor plans

PL.510.21.01 D Existing floor plans, site and location plans

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.