
Site Address: 15 West Road, Emsworth, PO10 7JT
Proposal: Replacement of single storey rear extension and conservatory with a two storey extension and a single storey extension, all on the existing footprint, and an enlarged dormer window on the rear of the dwelling.
Application No: APP/21/01355 Expiry Date: 25/01/2022
Applicant: Doctor and Mrs Bugg
Agent: Ms J Mottershead Case Officer: Julie Terzoudis
 Jane Mottershead Designs Ltd
Ward: Emsworth
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a detached chalet bungalow known as Rosemary Cottage which is located on West Road, within Emsworth. The bungalow is set within its own large plot and incorporates a significant setback of approximately 35 metres from the public highway.
- 1.2 The locality comprises of a mix of dwellings, designs and styles with varying levels of screening and setbacks from the main road. Boundary treatments within the street consists primarily of verdant hedging and low level open wooden fencing.

2 Planning History

No planning history exists for the site.

3 Proposal

- 3.1 This application seeks planning permission for the demolition of the existing flat roof extension and a rear conservatory, and for the construction of a two-storey extension, adjoining single storey kitchen extension (with a zinc roof), and to enlarge an existing rear dormer window.
- 3.2 The two-storey extension would extend out from the rear elevation of the dwelling to a depth of 4.4m, with a ridge height of 7.4m matching that of the main roof. The single-storey element would sit on the footprint of the existing conservatory, under a lean-to roof form with an eaves height of 2.8m, which would rise to 4.0m.
- 3.3 The proposed works would facilitate a utility room and an extension to the kitchen, (replacing the conservatory), on the ground floor, and provide space for a shower room and dressing room on the first floor. The application also seeks to enlarge an existing dormer to the rear which would continue to serve the landing area. The extension would be finished in painted render under a clay tile roof to match the host dwelling.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice guidance 2016
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2019

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan
E1* (High quality design)

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 Julie Thain-Smith
No comments received.

Councillor Lulu Bowerman
No comments received.

Councillor R Kennett
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
- (iv) Highways and 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 works proposed are located to the rear of the dwelling and any views would be imperceptible from the public realm; the dwelling also incorporates a particularly large setback from the highway further limiting public views. No amenity concerns would be raised regarding any visual impacts to the existing character of the streetscene.
- 7.4 The two-storey extension, although proposed with a ridge height matching the roof pitch on the main dwelling, would still remain a subservient addition. The proposal would also be wholly located within the existing footprint, so there would be no increase in the footprint of the dwelling. The proposed finishing materials for the extensions would match those on the host dwelling, supporting the visual integration of the new additions.
- 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, 2011). 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 The neighbouring dwelling to the east of the site at No. 7 West Road is set at over 9.0m from the subject dwelling itself, and 13.0m from the location of the proposed works. It is therefore considered there would be no overshadowing or overbearing impacts to the neighbouring occupiers of this dwelling. No additional windows are proposed that would overlook the neighbouring dwelling, or the private amenity space to the rear and therefore no privacy concerns are raised.
- 7.7 The neighbouring dwelling to the west of the site at No. 17 West Road would have a sightline to the proposed development. However, the two-storey element would be set on the eastern side of the rear elevation, furthest from the neighbouring dwelling. The separation distance between the neighbouring dwellings, and from the location of the proposed works, ensures that there would be no overshadowing or overbearing impacts introduced from the two-storey element.
- 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, 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways and parking

- 7.9 No increase in bedrooms would result from the proposed works, therefore there would be no requirement for additional on-site car parking over and above that which is already existing.

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/21/01355, 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:

Location Plan

Existing Block Plan

Proposed Block Plan

Elevations as Existing Drw. No. AB/2021/01

Elevations as Proposed Drw. No. AB/2021/04

Ground Floor Plan as Existing Drw. No. AB/2021/02

First Floor Plan as Existing Drw. No. AB/2021/03

Ground Floor Plan as Proposed Drw. No. AB/2021/05

First Floor Plan as Proposed Drw. No. AB/2021/06

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.