
Site Address:	19 Creek End, Emsworth, PO10 7EX		
Proposal:	Rear and side single storey extensions.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00284	Expiry Date:	13/05/2022
Applicant:	Mr/s Brown		
Agent:	Mr Pickering	Case Officer:	Tina Pickup
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a linked detached bungalow set at the end of a private cul-de-sac in Creek End, Emsworth. It is constructed of brick, and is painted a pale grey, beneath a gabled shallow pitched tiled roof. The southern side of Creek End is characterised by a row of identical linked bungalows such that there is a strong uniformity to the appearance. Small deviations occur in some of the feature materials, colours painted and mature landscaping. The north side of the road is however more varied, featuring a mix of two and three storey detached dwellings.

The application site, number 19, is the western most dwelling in the road, and has a single storey, pitched roof, front extension that is highly prominent at the head of the cul-de-sac. The site backs onto Emsworth Sailing Club boat store, and then the foreshore.

The foreshore to the south is designated SPA, SSSI and Chichester Harbour AONB. The site lies just outside Emsworth Conservation Area and the site falls within Flood zone 2 and 3.

2 Planning History

02/67987/000 - Single storey side and front extension., REF,31/01/2003

03/67987/001 - Single storey side and front extension (revised application)., PERM,27/08/2003

04/67987/002 - Single storey side and front extension. (Revised application)., PERM,24/06/2004

3 Proposal

Rear and side single storey extensions.

As originally submitted the proposal included timber cladding to the single storey front extension - this has however been removed from the scheme during the course of determining the application due to visual impact concerns to both the street scene and integration with the host dwelling. Other materials, ie elevations and the roof of the extensions would match, but aluminium windows doors and windows are proposed.

The proposed rear extension would measure 6.99m wide x 4.1m deep and have a pitched roof with fully glazed south end. The proposal also includes the enlargement of the flat roofed side utility room by 1.5m, to square off with the existing rear, with a shallow pitched roof over this element. In addition a 1.5m wide side extension is proposed to the rear of the garage, which would also have a pitched roof.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

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

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1	(General Design Policy)
ENP_D2	(Height, Mass & Materials)
ENP_D7	(Mitigate Light Pollution)
ENP_D6	(Resource Efficiency)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

The attached plan shows that the existing building lies over an existing public foul sewer. If the works to be carried out will alter the existing foundation line or depth or the structural load applied on the sewer it will be necessary for the applicant to contact Southern Water.

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse; Infiltration; Watercourse; Storm sewer; Combined Sewer

Officer Note

The Sewer runs under the existing front extension and the proposed development will not impact the foundations or structural load at the front.

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: 4

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, and Chichester Harbour AONB
- (iii) Effect on neighbouring properties
- (iv) Flood Risk
- (v) 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. The site is sufficiently distanced from Emsworth Conservation Area, that ends between 1 & 3 Creek End, to have no impact on the protection or enhancement of the Conservation Area.

(ii) Appropriateness of design and impact on the character of the area, and Chichester Harbour AONB

7.3 The proposed rear extension would be contemporary in style but respectful of the host dwelling. The proposed rear addition would be set down and inside the main rear facade, such that it would follow the proportions and angles of roof, but would be subservient. Importantly it would mean there would be no increase to the silhouette of the dwelling when viewed from the south - a consideration to minimise any impact on the wider AONB landscape recommended by the Chichester Harbour AONB Joint SPD, 2017. The only minor addition to the silhouette would be from the addition of the small roof pitches above the two side extensions - but these would be set back and so

minor that they would not result in more than a 25% silhouette increase.

- 7.4 It is noted that the proposed south elevation does include a large expanse of glass - but this is unlikely to cause any reflection concerns to the wider AONB due to its single storey nature and fact that it is set back from the water by intervening land. Furthermore, the extensions are all within the enclosed rear garden area and would not be seen from the street scene of Creek End, having no impact in this direction.
- 7.5 Overall, the design and appearance of the proposal is deemed appropriate in context to the main building and its setting close to the AONB, and is therefore considered to be acceptable, meeting the requirements of Policies CS12 and 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

- 7.6 With respect to the impact on the linked attached bungalow, this is separated by both garages and a 2m close boarded fence where against the bungalows (it lowers in the garden areas to maximise views of the sea). Therefore the small side extension to the rear of the garage would have limited impact as it is effectively screened by the fence. Any limited additional overshadowing from the slight increase in height would only affect a side access to the garden, not any private sitting out area.
- 7.7 The rear extension does add 4.1m in depth, but offset from the side boundaries and at single storey only. Considering the fall-back position of a 4m permitted development rear extension, the additional length is insignificant. The rear of these bungalows have an open aspect across the boat yard to the sea and the proposed rear extension would not generally impede the primary outlook from number 17.
- 7.8 The western side extension to the utility would also have negligible impact on the property to the west, number 30 Beacon's Square, due to mature boundaries and separation distances.
- 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, 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) Flood Risk

- 7.10 The existing dwelling falls within flood zone 1, but the garden, and therefore 'site' for flood risk purposes, falls within Flood Zone 2 and 3. A FRA has been submitted within the D&A Statement which notes the finished floor levels will match the existing dwelling. Since the proposal does not alter the scale of the dwelling - it remains a 4 bedroom property, just with re-configured rooms, and escape routes via Creek End are outside the flood zone, then there would be limited risk and no change to flood risk for future occupiers.

(v) Parking

- 7.11 The dwelling is currently, and will remain, a 4 bedroom dwelling, requiring 3 on site parking spaces. The proposal results in the reduction in size of the attached garage such that it can no longer be counted as 1 of the spaces; but the site benefits from an

extra graveled area to the front, at the head of the cul-de-sac, and has plenty of space for the parking of 3 cars, in accordance with Policy DM13.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and wider AONB landscape, 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/22/00284

(A) 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:

Design & Access Statement by HD architects dated November 2021
Proposed Block & Site Plans; Floor Plans; Elevations & Sections - Drawing Number 21118-02 Rev E

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the 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.