
Site Address:	71 New Brighton Road, Emsworth, PO10 7QR		
Proposal:	Single Storey Side and Rear Extension.		
Application No:	APP/22/00054	Expiry Date:	18/03/2022
Applicant:	Mr & Mrs Duncan		
Agent:		Case Officer:	Selina Donophy
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi detached edwardian dwellinghouse located on the west side of New Brighton Road, Emsworth. The property has a uniformity in design to the semi-detached property to the south and the pair of semi-detached properties to the south which were all built around the same time. As such No 71 is locally listed on the list of Buildings of Local Interest along with the attached neighbour No 69. The dwellinghouse is constructed of a mixture of facing brickwork, stone quoining detail and has bay windows at ground floor, fascia detailing and a slate tile on the roof.

The property has a gravel driveway towards the front of the property alongside a detached garage . Hedging forms the boundary treatment to the front curtilage of the site.

2 Planning History

99/63647/000 - Single storey extension and conservatory to the rear,
PERM,10/05/1999

3 Proposal

Single Storey Side and Rear Extension.

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)
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

E1* (High quality design)
E13 (Historic environment and heritage asset)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H2 (Buildings of Local Historic Interest)
ENP_H1 (Design & Heritage)
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

Heritage Officer

The proposal would increase the building footprint at the side / rear to form a larger kitchen area. The proposed design is in keeping with the traditional character of the main house and would not result in harm to its special architectural significance.

Conclusion – No objection

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
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No comments received	
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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 and CIL

(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.

7.3 Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) states that planning permission will be granted for development that:

“Protects and where appropriate enhances the borough’s statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest”.

(ii) Appropriateness of design and impact on the character of the area

7.4 This proposal comprises a single storey side extension . This would have a monopitched roof with an eaves height of approximately 2.6 metres,a width of 3.3 metres and a depth of 8.8 metres. It would feature 4 windows to the side elevation , a door to the rear elevation and two rooflights to the roof slope. This space would create a large open plan kitchen area . Proposed materials include brickwork and slate tile both to match existing.

7.5 The extension would not project beyond the existing side elevation bay window and would not be highly visible from the public realm, with the property set back from the highway, and a garage and fencing separating the front and rear gardens. In addition the extension is considered to be relatively ,modest in scale and design , deemed to appear a subservient addition to the host dwelling. This property is not listed however is locally listed and therefore the Council's Heritage Officer has been consulted in regards to this proposal, upholding no objection noting the proposal would not harm the special architectural significance of this property.

7.6 This proposal is therefore considered to be in keeping with policies H1, H2 , D1, D2 and D3 of the Emsworth Neighbourhood Plan.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 To the south of the application site is the attached property, no 69. The extension would be located on the side of no 71 away from no 69 and is not deemed to result in any harm to the amenity of this property.
- 7.8 To the north of the application site is no 5 Maple Close. This property is accessed from Maple Close to the north west and therefore the front garden of no 5 is located alongside the rear garden of no 71. There would be approximately 8 metres separation distance between the extension and the side boundary shared with no 5 and whilst there would be additional windows located closer to the shared boundary, these would not offer any additional views and overall no overlooking, overshadowing or overbearing harm has been identified as a result of this proposal.
- 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.

(iv) Parking and CIL

- 7.10 No additional bedrooms are being proposed therefore no additional parking allocation would be necessary and the extension would not exceed 100m² and therefore this is not CIL liable.

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/22/00054

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:

3 REV G Proposed ground floor
4 REV D Proposed elevations
5 REV A Cross section
Location plan received 01.02.2022
Site plan received 01.02.2022

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.