
Site Address:	12 St James Road, Emsworth, PO10 7DN		
Proposal:	Demolition of conservatory and erection of a single storey rear extension.		
Application No:	APP/21/00611	Expiry Date:	18/08/2021
Applicant:	Mr M Burden		
Agent:	Mr S Walker	Case Officer:	Selina Donophy
	Parkers Design		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, two storey dwellinghouse located on the east side of St James Road, Emsworth. This property has a pitched roof with projecting bay windows to the front facade and brickwork to the elevations - the property has already been extended towards the rear with an outbuilding also towards the rear of the site. Towards the front of the property there is a paved hardstanding with parking space for vehicles and the driveway forms an open boundary with the road.

2 Planning History

99/64528/000 - Single storey rear/side extension, PERM,30/09/1999

3 Proposal

Demolition of conservatory and erection of a single storey 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
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

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

Southern Gas Network

No comment 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: 10

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

(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.

Whilst it is noted that there are protected species within close proximity to the site, it is judged that they are unlikely to be affected by this proposal.

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

- 7.3 This proposal comprises a single storey, flat roof rear extension with raised lantern rooflight following the demolition of the existing conservatory. The extension would have dimensions of approximately 3.1 metres depth, with a height below that of the existing conservatory, comprising of a flat roof and raised lantern rooflights- the width would be slightly larger than that of the existing conservatory. This space would create an enlarged kitchen/ dining area with generously sized bi- fold doors to the rear elevation and doors also to the side elevations. Proposed materials include brickwork to match the main property.
- 7.4 The proposed extension is not judged to be a harmful addition to the property in appearance. The scale would not be greatly increased from the existing conservatory and materials would be coherent with those used on the main dwelling. The design is judged to accord with policies D1, D2 and D3 of the Emsworth Neighbourhood Plan as well as the Havant Design SPD.
- 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). 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 are nos 10 and 8 St James Road. The rear garden of no 8 backs on to the side of the application site. The proposed extension would not be greatly different than the existing conservatory in terms of impact and would have a reduced height. The impact on the amenity of this property is therefore deemed to be acceptable.
- 7.7 To the south of the application site is no 14 St James Road- the impact of the proposed extension is not considered to cause harm to the amenity of this property . There would be no harmful overshadowing as a result of this proposal.
- 7.8 To the rear (east) of the application site is the rear of no 52 North Street. The extension would be set at ground floor level and would not result in any harmful overlooking or overshadowing to this property.
- 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.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00611 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:

Block plan uploaded on the 10.06.2021

Existing and proposed first floor plans uploaded on the 10.06.2021

Existing and proposed ground floor plans uploaded on the 10.06.2021

Existing and proposed left side elevations uploaded on the 10.06.2021

Existing and proposed right side elevations uploaded on the 10.06.2021

Existing and proposed site plan with roof uploaded on the 10.06.2021

Location plan uploaded on the 10.06.2021

Existing and proposed front and rear elevations uploaded on the 24.06.2021

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.