
Site Address: 14 Beacon Square, Emsworth, PO10 7HU
Proposal: Front,side and rear single storey extensions, balcony to rear, new roof windows and solar panels, alterations to driveway access.
Application No: APP/21/01009 Expiry Date: 27/10/2021
Applicant: Mr P Tibbs
Agent: Mr J P Rogers Case Officer: Selina Donophy
The Architects Design Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located on the west side of Beacon Square, Emsworth. This property has a pitched roof and is of brick construction , with an integral double garage to the front elevation. There is a lawned area and hardstanding with parking space for 2 vehicles , bordered by a low brick boundary wall to the front curtilage. The site is not within Flood Zones 2 or 3 , it is not within a Conservation Area and this site is north of the Chichester Harbour AONB .

2 Planning History

None relevant

3 Proposal

Front,side and rear single storey extensions, balcony to rear, new roof windows and solar panels, alterations to driveway access.

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)

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

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

Arboriculturalist, Havant Borough Council

There are no tree constraints for this proposal therefore no objection is raised.

Councillor Julie Thain-Smith

No comment

Councillor Lulu Bowerman

No comment

Councillor R Kennett

No comment

Environmental Health

I've taken a look at the above application and would say I have reservations regarding the position and height of the proposed chimney. Ideally it would discharge above the height of the ridge of the main building (and those surrounding it) to allow for satisfactory dispersion of smoke to atmosphere. I note the applicant is removing the original chimney to increase floorspace, but this does discharge at a much more suitable height. Regarding its position, prevailing winds in the area are usually south westerly which may increase the likelihood of smoke not dispersing efficiently when discharged at a lower height.

The proposed chimney appears to discharge above window height, but it isn't clear whether the proposed rooflights are openable windows or not.

The application also refers to nearby properties also having balconies which if true may increase the potential for impact from smoke not dispersing at a higher height.

Despite my concerns above and my preference to see the chimney height increased, I have insufficient grounds to refuse the application, but I would recommend passing my comments to the applicant for their consideration in case they are able to incorporate their desire for a woodburning stove in a more suitable position in their property.

As a team, we have seen an increase in the number of complaints about smoke nuisance due to chimneys, flues, fireplaces and stoves over recent years. We have a duty to investigate such complaints under the Environmental Protection Act 1990 and the applicant should be aware that in the event that any such complaints are received about their wood burning stove, formal action may be taken under this legislation despite compliance with planning and building control legislation if smoke from their property materially interferes with the use or enjoyment of a neighbouring property.

Hope that helps. Please do not hesitate to contact me if you have any queries.

Hampshire Highways

Due to the scale of the proposal and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application. For more information on standing advice please use the following link:

www.hants.gov.uk/transport/developers/consultation

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
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) Trees
- (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 proposal has been amended following its initial submission, this initially included alterations to the access and the addition of a heat pump - these have since been removed from the plans. The applicant is advised that a heat pump may require planning permission however the model of this has not yet been decided upon by the applicant - if it does require planning consent a planning application will need to be made. A screen has also been proposed above the stairwell as shown in the amended proposed elevational drawings.

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

- 7.3 This proposal comprises demolition of the existing garage to form a workshop and a side/ rear extension is also proposed to the rear of the garage which would form a music room - this extension would have a pitched roof with rooflights to the front and rear elevations. The property would then be extended to the rear at single storey level with a depth of approximately 2.2 metres , width spanning the existing property (including the side extension as proposed) and with a flat roof with a height of 3 metres. This would create an enlarged dining/living space served by bi-fold doors to the rear elevation , featuring a chimney to the rear. The rear extension would also provide a flat roof area to be used as a balcony accessed via the first floor rear master bedroom. This would have a glass balustrade and screening above the external stairwell proposed to the side (south) elevation in order to reduce overlooking towards the neighbouring property to the south. The proposal also includes velux rooflights and solar panels to the rear roof slope as well as rooflights to the front roof slope . One of the garage rooms would be converted into a snug and the garage door removed and replaced with a front elevation window. A pitched roof, oak framed porch is proposed to the front elevation also with doors and windows to be replaced. Other internal reconfigurations are also proposed. Proposed materials would include tile and brickwork to match existing.
- 7.4 No 14 Beacon Square is set back from the highway by approximately 9 metres . The immediate area comprises of a mixture of larger detached and semi detached properties. Whilst the side extension roof would be heightened there would still be a reasonable gap retained to the side boundary at first floor level - the majority of the extensions and the balcony would be sited to the rear and would therefore not be visible from the public realm. The rear extensions would be modest in scale and easily accommodated within the plot size. The porch and alterations to the front facade and not considered to be out of keeping with the property and would be consistent with the rest of the proposed works to the property which would modernise the internal and external appearance of the dwelling. This proposal is deemed to be acceptable within the streetscene and would comply with policies D1, D2 and D3 of the Emsworth Neighbourhood Plan.
- 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 The proposed side extension would come close to the side boundary shared with no 12, however no 12 is angled away from the application property and the siting of the balcony to the other side of the property and set off distance is judged to reduce any impact of direct overlooking in this direction . The extension is unlikely to result in any harm to amenity.
- 7.7 The proposed rear extension would come approximately level with the rear of no 16 and also is unlikely to result in any harm to amenity. The proposed balcony would be sited close to no 16 and could potentially offer direct views into the rear amenity space at no 16 although the existing extensions would block some of the view. The applicant has therefore amended the plans to include screening attached to the stairwell to the south - a visibility splay diagram has been provided which shows that , with the

screening, the visibility of the private space to the south of the site at no 16 would be obscured.

- 7.7 To the west (rear) of the application site is Fowley Cottage . The separation distance between the rear of no 14 and the side elevation of Fowley Cottage looks to be approximately 20-22 metres. This relationship is considered acceptable.
- 7.8 Concerns have been raised by Environmental Health in regards to smoke output from the chimney due to the proposed lowered height. The applicant should be aware that any smoke complaints made would be investigated by Environmental Health and appropriate action may be undertaken if issues continue.
- 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) Trees

- 7.10 There are TPO group trees to the rear of Fowley Cottage and therefore to the rear of the site. Towards the front of the site there are also some trees.

(v) Parking

- 7.11 The proposal results in the loss of 2 garages, however the drive is over 9m deep and allows for the parking of 3 cars to meet the Councils Parking Standards SPD for a four bed dwelling.

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/21/01009

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:

PL01E Proposed plans and 3D views uploaded on the 23.11.2021
A01B Existing plans and elevations
Design and Access Statement Rev C

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.

- 4 The 1.45m high side panels as shown on Drawing Number PL01 REV D to the south side of the first floor roof terrace attached to the stairwell hereby approved shall be obscure glazed to a degree of obscuration no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), and shall be provided prior to the roof terrace first being brought into use. The side panels shall be retained and maintained thereafter in accordance with the approved details.

Reason: In the interests of the residential amenities of the adjoining residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.