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|-----------------|----------------------------------------------------------------------------|---------------|---------------|
| Site Address:   | 17 Kings Road, Emsworth, PO10 7HN                                          |               |               |
| Proposal:       | Two storey side and single storey rear extensions, with a loft conversion. |               |               |
| Application No: | APP/16/00487                                                               | Expiry Date:  | 06/07/2016    |
| Applicant:      | Mr Merriman                                                                |               |               |
| Agent:          | Mr Harvey                                                                  | Case Officer: | Emma Chisnall |
|                 | Harvey Architecture                                                        |               |               |
| Ward:           | Emsworth                                                                   |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

17 Kings Road is a semi detached two-storey dwelling on level ground which is constructed of red brick walls on the ground floor and cream render on the first floor. The roof is constructed of concrete tiles and is hipped, matching its partners roof at No 19. Along Kings Road the semi-detached dwellings are typically separated with adjoining garages that share a boundary wall and this is the same for No 17 who has a garage along the north boundary adjoining No 15 but not breaching the curtilage.

The amenity space to the front is moderate in size and is hard-surfaced for the provision of parking two cars. The garage along the north boundary also provides an additional parking space. The boundary around the front and part of the side of No 17 is hedging approximately 1.8m high. The garage wall forms part of the side boundary with the remaining rear boundary being constructed of 1.9m fencing. The amenity space to the rear is mostly garden and is adequate in size with evidence of hedging and trees.

## **2 Planning History**

None

## **3 Proposal**

Two storey side and single storey rear extensions, with a loft conversion. Garage to be demolished.

## **4 Policy Considerations**

National Planning Policy Framework

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)

Havant Borough Design Guide Dec 2011

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

## **5 Statutory and Non Statutory Consultations**

### **Southern Water Comment:**

We request that should this application received planning approval, the following information is attached to the consent: "A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 03303030119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations priorities the means of surface water disposal in the order

- a) Adequate soakaway or infiltration system
- b) Watercourse
- c) Where neither of the above is practicable sewer.

Southern water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Due to changes in legislation that came into force on 1<sup>st</sup> October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 03303030119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).

**Officer Comments:** An informative will be added to request that following a decision the applicant submits a formal application for connection to the public sewerage system.

## **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: 3

**Summary:**

1) In favour of the proposal and considers design is in keeping in the road and sympathetic with the general Emsworth style.

2) Concern over:

- \* Hours of building works and noise caused from construction and music played.
- \* Development causing a crowded appearance to streetscene
- \* Impact to wildlife and loss of the holly tree and hedges
- \* Shared party wall and potential damage caused through works.
- \* Overlooking and a loss of light to bathroom, toilet and kitchen
- \* Loss of water pressure
- \* Access of building at the rear

**Officer Comment:** Some of these concerns will be raised in section 7 'Planning Considerations' but in answer to a few of the concerns this is my response. I am unable to consider nor control the hours of work of the construction. This is a civil matter and it is best discussed between neighbours. No 17 is not in a protected area and the hedges, trees and wildlife are not protected. Therefore I would not be able to control the protection of these and their retention would be down to the applicant. Southern Water have been informed regarding the water pressure and an informative will be included with the decision asking for an application to be made to them following a decision and before building works commence. No 17 will retain a pathway along the side of the home which will allow access to the back.

## **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) Impact upon the character of the area
- (iii) Impact upon residential amenity
- (iv) Developer Contributions

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character of the area

Kings Road contains a predominant style of semi-detached houses which over the years have been extended and developed leaving a road with varied dwellings where development is common. Due to the lack of uniformity along King Road it is considered that the proposed works to No 17 should not look out of character.

The rear extension would be hidden from the public realm and would therefore not be viewable from the streetscene, nor detract significant character from the dwelling. The proposed rear single storey extension would be of similar dimensions to the neighbouring dwelling's extension which is considered to offer a visual improvement of the dwellings from this viewpoint.

Although concern has been raised regarding the development creating a crowded appearance, measures such as using matching materials for the proposed works, continuing and maintaining the roofline as well as setting the development away from

the shared boundary have been proposed in order to reduce this impact and ensure the developments are in keeping to the existing dwelling. The proposed works are to be set back from the front elevation which will provide a softer appearance of the proposed works from the streetscene. It is therefore considered that this would not create an crowded appearance. The development can therefore be considered acceptable.

(iii) Impact upon residential amenity

It is considered that No 17 have the amenity space available to accommodate the proposed extensions without losing parking nor significant amenity space. It is considered that No 19 would remain unaffected by the proposed works due to the position of the proposed two storey extension and that to the rear of No 17 the proposed single storey extension would be of similar dimensions. Therefore the proposed works should not impact No 19 significantly, causing them to lose amenity value.

Concerns have been raised by No 15 that the proposed works would lead to a loss of light to certain rooms however tests have been carried out that demonstrate this should not be the case due to the position of the works on No 17, that the works will be set away from the shared boundary and due the distance between the proposed works and No 15 which is considered to be adequate and meets guidance.

The windows proposed along the north elevation would be obscure glazed on the ground floor level and a rooflight is proposed on the landing. The rooflight will be high in position, on a sloped roof and would not lead to a primary room so it is therefore considered this would not create over-looking to No 15. The additional windows, due to their position in the elevation and distances between neighbours should not lead to over-looking nor a loss of privacy so it can therefore be considered acceptable.

The juliet balcony proposed to the rear of the dwelling would be able to be constructed under permitted development and without planning permission however a condition will be included to prevent access out from the balcony at all times.

(iv) Developer Contributions

The new floor space generates a CIL contribution of £8,896.06 and the applicants have completed the necessary Assumption of Liability Form accepting this amount. Forms have also been completed which claim exemption of the payment through self-build.

## 8 Conclusion

17 Kings Road has adequate amenity space for the proposed side and rear extension. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area. Therefore the proposal is considered to be accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application

APP/16/00487 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 Compulsary Purchase Act 2004.

- 2 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.

- 3 The proposed first floor rear window on the rear elevation shown on drawing Revised AD/P321/13B shall be a Juliet style balcony only with no current or future access onto the roof area formed by the feature.

**Reason:** In the interests of the residential amenities of the adjoining residents and to accord with the terms of the application have due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Rear and Side Elevations Plan: Drawing No AD/P321/04A

Existing Floor Plans: Drawing No AD/P321/01B

Existing Front and Rear Elevations Plan: Drawing No AD/P321/03A

Proposed Floor Plans: Drawing No AD/P321/10B

Proposed Rear and Side Elevations Plan: Drawing No AD/P321/13A. Revised AD/P321/13B

Proposed Front and Section Elevations Plan: Drawing No AD/P321/12A. Revised AD/0321/12B

Existing Site and Location Plan: Drawing No AD/P321/02B

Proposed Site and Location Plan: Drawing No AD/P321/11B

**Reason:** - To ensure provision of a satisfactory development.