
Site Address:	80 Havant Road, Emsworth, PO10 7LH		
Proposal:	Erection of rear part single storey, part two storey extension.		
Application No:	APP/21/01220	Expiry Date:	12/01/2022
Applicant:	Mr Chilton		
Agent:	Mrs Worden	Case Officer:	Denise Sheath
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

80 Havant Road, Emsworth, is a two - storey, detached dwellinghouse located on the south side of Havant Road, Emsworth. This property has a pitched roof with projecting gable end to the front and rear elevation and is of brick and roof tile construction. There are red/brown clay hung tiles to the first floor front gable elevation. It is set back from Havant Road by approximately 25 metres and is accessed via a driveway with a lawned verge and there is detached garage sited to the side.

Due to coronavirus it was not possible to make a site visit , therefore this application recommendation has been made with the aid of photos supplied by the agent.

2 Planning History

01/51275/008 - Retrospective application for the retention of conservatory to rear and proposed path and patio to rear., PERM,26/11/2001
00/51275/007 - Relief from condition 7 of planning permission 00/51275/5 so as to allow for removal of hedgerow shrubs along the site's common boundary with 3 Barn Close and erection instead of 2m high lap larch screen fencing along the whole of that same common boundary., PERM,27/10/2000
00/51275/005 - Demolition of existing dwellinghouse and construction of two detached houses with detached garages and creation of new vehicular access onto Havant Road, PERM,14/04/2000
98/51275/004 - Demolition of existing dwellinghouse and construction of three no. 4 bedroom detached dwellinghouses and garages utilising existing access onto Havant Road, DIS,17/09/1998
96/51275/003 - To demolish existing hotel and redevelop with 4 no detached dwellings with integral garages with access on to Havant Road, WD,02/09/1996

3 Proposal

Erection of rear part single storey, part two storey 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)

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

Arboriculturalist, Havant Borough Council

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: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Concerns were raised to lost of privacy with a window in the first floor western elevation of the two storey extension element.	The objection was withdrawn following receipt of amended plans which removed the window from the western first floor elevation

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.

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

- 7.3 This proposal comprises a two storey and single storey rear extensions following the demolition of the existing rear conservatory. The two storey addition would be an extension of the existing projecting rear gable and would continue the existing width and height, with a depth of 3.9 metres. To the rear eastern side elevation a single storey rear extension is proposed, the single storey extension would have a half pitch roof with 3No. rooflights inserted into the roof slope, the extension would have a width level with the existing side elevation wall, a total depth of 5.4m coming flush with the proposed two storey rear elevation, the single storey extension would have an eaves height of 2.6m and a maximum height of 3.9m. There would be bi-folding doors to the eastern and western elevations and a set of bi-folding doors to the rear elevation, and 1No. window proposed to each side elevation at ground floor level serving the single storey extension and ground floor element of the two storey extension, there is a window proposed to the rear and eastern elevation at first floor level to the two storey element. Materials proposed include red brick to match existing, window frames to match existing.
- 7.4 The proposed development would be taking place to the rear of the property and therefore would not be visible from the public realm. The proposed extension works are judged to be in keeping with the main property, with the two storey extension in continuation of the existing building line and materials matching existing. The extensions are considered to be acceptable in scale within the context of the plot size.
- 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 rear facing elevation of the neighbouring property to the rear (No.11 Brook Gardens) is in excess of 24m from the proposed development. This proposal would be partially screened by the trees and shrubbery along this rear boundary. Whilst it could be argued the insertion of a window into the rear first floor element of the extension could result in some loss of privacy to this neighbouring property, there is a degree of existing overlooking from the existing first floor window and although this would be brought slightly closer towards the rear boundary it is judged that any increased overlooking would not be significantly worsened than is existing and would not warrant a refusal of the application.
- 7.7 The proposal has a distance of 4m from the eastern boundary and 16m from the western facing rear elevation of the neighbouring property to the east (No.78 Havant Road), this neighbouring property would be mainly screened by the boundary treatment of 1.8m wooden fencing and high trees and shrubbery along this shared boundary. The window which is proposed to be inserted at first floor level along the eastern elevation of the proposal would be screened by the natural screening of trees

along this shared boundary which would alleviate any overlooking concerns. It is therefore considered that any impact upon this neighbouring property would be limited and acceptable

- 7.8 The neighbouring property to the west (No.80A Havant Road) has carried a similar development with regard to two storey and single storey extensions to the rear. The proposal would have a 5.5m distance from the rear facing elevation with this neighbouring property, there are to be no windows within the first floor facing elevation, the proposal would not create any overshadowing or loss of outlook to this neighbouring property. It is therefore considered that the impact upon No.80A would be considered minimal and acceptable.
- 7.9 Concerns were raised to lost of privacy with a window in the first floor western elevation of the two storey extension element. The objection was withdrawn following receipt of amended plans which removed the window from the western first floor elevation.
- 7.10 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).

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/21/01220 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:

Application Form - Received 17 November 2021
Location and Block Plan - Drawing No. 2104-01-B - Received 21 November 2021
Existing Floor Plans and Roof Plan - Drawing No. 2104-02 - Received 21 November 2021
Existing Elevations - Drawing No. 2104-04 - Received 21 November 2021
Proposed Floor Plans and Roof Plans - Drawing No. 2104-13 REV B - Received 08 December 2021
Proposed Elevations - Drawing No. 2104-15 REV B - Received 08 December

2021

Proposed 3D Views - Drawing No. 2104-14 REV B - Received 08 December 2021

Proposed Sections - Drawing No. 2104-16 - Received 15 December 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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no windows at first floor on the western and eastern side elevations on the two storey extension, other than those expressly authorised by this permission shall, at any time, be constructed in the development hereby permitted.

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