
Site Address: 24 Park Crescent, Emsworth, PO10 7NT
Proposal: Rear single storey extension to replace existing, two storey side extension to replace existing garage, first floor extension, replacement glazing and cladding on all elevations.
Application No: APP/21/01072
Applicant: Mr & Mrs Powell
Agent: Mr Masterman
Ward: Emsworth
Expiry Date: 11/11/2021
Case Officer: Julie Terzoudis
Helyer Davies Architects Ltd

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application relates to a two-storey, detached dwelling located at 24 Park Crescent, within the residential neighbourhood of Emsworth. The site benefits from a corner plot location, with a detached double garage and secondary access fronting Markway Close. Significant mature vegetation exists to all three boundaries to the rear of the subject site, with mature hedging providing the front boundary treatment to the south.
- 1.2 Neighbouring dwellings are primarily detached, but vary in scale and appearance, with the majority providing driveways forward for onsite parking. Large garden plots accompany many of the dwellings within the immediate locality. The street is particularly verdant and open in nature, with many gardens bordered by metre high green hedging.

2 Planning History

No planning history exists for the site.

3 Proposal

The application seeks planning permission for the following works:

- 3.1 the demolition of an existing single-storey rear extension and the construction of a larger replacement flat roof single-storey rear extension to create an open plan kitchen/ diner (three rooflights are also proposed);
- 3.2 the demolition of the existing detached double garage and adjoining garden store, and the construction of a two-storey side and rear extension, which includes a single integral garage, with adjoining wet room and utility, and internal reconfiguration to include an additional bedroom and en-suite;
- 3.3 a first-floor extension above the existing sitting room to create an additional bedroom, additional en-suite and a study room;
- 3.4 a replacement front porch;
- 3.5 works forward of the dwelling to widen the existing access and extend and resurface

the existing driveway to provide for additional on-site car parking; and

- 3.6 internal reconfiguration and the replacement of all uPVC glazing with traditional timber framed windows and timber cladding on all elevations.
- 3.7 The materials proposed for the works above include white and grey render, with timber cladding under a slate tiled roof.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice guidance 2016
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Emsworth Neighbourhood Plan 2021

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
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020
ENP_D1 (General Design Policy)

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

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith
No comments received

Councillor Lulu Bowerman
No comments received

Councillor R Kennett
No comments received

Southern Gas Network
No comments 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Highways safety and 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.

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

7.3 The proposed works to the property are considerable in scale and would be highly visible within the streetscene. The dwelling is in a prominent location on the corner of Park Crescent and Markway Close.

7.4 There are a variety of different sized dwellings within the locality, many of which have undergone a range of extensions and alterations. Although smaller dwellings and single-storey bungalows are also found within the locality, the character of the street comprises predominantly of large, detached dwellings with generous front setbacks, set upon large garden plots. Several local detached dwellings have experienced extensions of a similar scale to that proposed at No. 24 Park Crescent.

7.5 The proposed two-storey extension would extend out in line with the main ridge of the existing dwelling resulting in a larger two-storey dwelling, but with a similar core design, accommodating forms and features upon the existing dwelling. The summation of the works proposed would retain subservience with the host dwelling.

7.6 Although the proposed extension works on the dwelling would result in an almost 50% increase to the existing floor area, the overall footprint of the dwelling would be similar, as a large portion of the proposed alterations would either reconfigure the existing building or would take place above existing built form. The removal of the garage, garden room and existing single-storey rear extension would also reduce the existing site coverage.

7.7 The materials proposed replicate or complement those on the existing dwelling, with a mix of white and grey render, and timber cladding. The different material profiles reduce the overall mass of the dwelling and would allow the finished dwelling to present as a homogenous building once completed.

7.8 The integration of the garage into the main dwelling would provide a discrete replacement single garage which removes the existing double garage building from its

dominant location onto Markway Close.

- 7.9 No visual harm would result from the proposed works to the existing character of the street, nor to that of the host dwelling. 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 2011). 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

- 7.10 The subject site benefits from being a corner site with secondary access to Markway Close. No neighbour is set immediately to the west of the site. An energy company owned substation separates the subject site to the north from the neighbouring occupier of No 1 Markway Close.
- 7.11 Any impact to the existing level of amenity is likely to be to the neighbouring occupier of No. 26 Park Avenue, set to the east of the site. The proposed first floor extension would bring the existing built form in closer proximity to the western elevation of No. 26, slightly increasing the existing level of overshadowing at certain times of the day and year. However, it is noted that there are no existing windows on the western elevation of the neighbouring dwelling and a small single-storey side extension is set upon the boundary enclosing any ground floor fenestration.
- 7.12 A single upper-level window would be introduced to the eastern elevation of the dwelling to serve the en-suite bathroom. Although an element of overlooking of the neighbouring rear open space is already available from the existing first floor windows, this side elevation window would introduce closer, more oblique views towards the private amenity area most frequently utilised immediately to the rear of the dwelling. For avoidance of doubt, a condition would be placed on any approval to ensure this side elevation window is obscure glazed.
- 7.13 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 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways safety and parking

- 7.14 The dwelling is currently a three bedroomed dwelling. The proposed development would increase the number of bedrooms to five, which would trigger the requirement for three on-site car parking spaces as stipulated in the Havant Car Parking SPD 2016.
- 7.15 Although the existing double garage would be lost through the proposed development, the construction of a new integral garage would provide one covered parking space, with two spaces provided forward of the dwelling on the extended hardstanding. Therefore, the car parking requirement for three spaces would be met.

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/21/01072, 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:

Design and Access Statement

Existing Plans and Block and Location Plan Drw. No. 21154-01

Proposed Plans and Block and Location Plan Drw. No. 21154-02

All received 13 Oct 2021

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 window at 1st floor level in the eastern elevation of the building shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; [and]

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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.