
Site Address:	4 Fairlea Road, Emsworth, PO10 7SX		
Proposal:	Single storey rear and side extension.		
Application No:	APP/21/00722	Expiry Date:	31/08/2021
Applicant:	Mr N Ralph		
Agent:	Mr C R Fish	Case Officer:	Selina Donophy
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the north side of Fairlea Road, Emsworth. This property has a tiled, hipped roof which projects forward towards the front with white render to the elevations. It has remained fairly unaltered, with a small extension to the rear where there is a rear garden of approximately 13 metre depth.

2 Planning History

None relevant

3 Proposal

Single storey rear and side 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

Councillor Julie Thain-Smith

No comment

Councillor Lulu Bowerman

No comment

Councillor R Kennett

No comment

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service:

developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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

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) 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 This proposal comprises a single storey rear and side extension . The rear extension would have dimensions of approximately 4 metres depth, 2.5 metres to eaves height, hipped back to a height level with the existing ridge and it would have a width approximately 85cms beyond the existing side wall . The side element would have a total depth of approximately 6 metres and the space would create an enlarged kitchen/living space. The extension would have bi-fold doors to the rear elevation with steps down to the garden and elevations would comprise of render to match existing.

7.4 The extension would be located to the rear of the property, and aside from the wrap around section to the side , would be mainly out of view from the public realm. The materials proposed would be in keeping with existing and the scale would be acceptable in relation to the host dwelling. The extension would result in a loss of rear garden space , reducing the depth to around 9 metres which is below the minimum depth for a rear garden as specified in the Havant Borough Design Guide. Whilst this may be the case, many of the gardens in the immediate area also have small gardens, and given that an extension could have been constructed under permitted development of 4 metres depth, in this case this is deemed to be acceptable. This proposal is judged to accord 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 To the west of the application site is no 6 Fairlea Road. There would be a set off distance between these properties of approximately 3.5 metres and the extension would not result in overshadowing or overlooking towards this property.
- 7.8 To the east of the application site is no 2 Fairlea Road. These properties come level towards the rear and there is only a 1.5 metre separation distance between both properties. There is a window located on the rear elevation of no 2 , the mid point of which is approximately 2.25 metres in from the side of the property. The proposed extension would lie on the 45 degree line when taken from the mid point of this window - anything over 45 degrees begins to result in harmful overshadowing. In this case it is considered that an extension of 4 metre depth and 4 metre height could be constructed without planning permission - whilst this height does exceed that at ridge level, it would be hipped back . On balance, whilst this extension is judged to have some impact on no 2 , all things considered this is deemed acceptable in this instance.
- 7.9 To the rear of the site are the rear gardens of nos 23 and 25 Conigar Road - the extensions would be set at ground floor level and would not result in harm to the amenity of these properties.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

7. 11 The bedroom number would not be increasing as a result of this proposal , therefore no additional parking allocation is required.

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/21/00722 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 05.07.2021

Location plan uploaded on the 05.07.2021

Proposed ground floor plan uploaded on the 05.07.2021

Proposed rear and side elevations uploaded on the 05.07.2021

Proposed roof plan uploaded on the 05.07.2021

Proposed side and front elevations uploaded on the 05.07.2021

Proposed site plan uploaded on the 05.07.2021

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.