
Site Address:	34 Beach Road, Emsworth, PO10 7HR		
Proposal:	Erection of part two storey, part single storey rear extension and roof alterations.		
Application No:	APP/21/00977	Expiry Date:	14/10/2021
Applicant:	Mr Sharp		
Agent:	Mr Potter	Case Officer:	Julie Terzoudis
	James Potter Associates		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The subject site relates to a two-storey detached dwelling set within a large spacious garden, located at 34 Beach Road within the an established neighbourhood of Emsworth.

2.1 The dwelling is setback from the front boundary of the site, which is bordered by mature manicured hedging which, along with a few mature trees, is a feature of the street. The immediate locality consists of spacious detached dwellings separated by generous gaps and set within large private gardens. Many dwellings provide for off-street parking. There is an existing small garage and drive parking for this property.

2 Planning History

2.1 No planning history exists for the site.

3 Proposal

3.1 The application proposes the demolition of the existing rear conservatory and the construction of a part two-storey, part single-storey rear extension and roof alterations, to facilitate a kitchen diner extension on the ground floor, and an additional bedroom and en-suite on the first floor.

3.2 The single storey rear extension would run the width of the existing host dwelling, extending out to a maximum depth of 5.0m, with an instep to 4.4m and a maximum flat roof height of 3.0m. Two rooflights are proposed which would sit flush with the flat roof.

3.3 A second-storey gable extension is proposed to extend out from the rear elevation of the main dwelling over the northern section of the single-storey extension, to match the depth of 5.0m. The proposed eaves height would reach 4.7m, with an overall ridge height for the roof of 8.0m.

3.4 Roof alterations include the demolition of the existing rear chimney stack and centrally located gabled rear roof dormer, and the construction of a new gabled rear dormer closer to the southern part of the roof on the main dwelling. The application proposes matching materials to finish, consisting of white render and slate roof tiles.

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

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

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)

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.

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: 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 development would be located wholly to the rear of the subject dwelling, with the only visible change apparent from the street scene being the loss of the existing rear chimney stack. Therefore, it is considered that there would be no visual impact to the existing character of the streetscene.

7.4 Although resulting in a significant addition to the property, the overall proposal comprises a well-proportioned design with the two-storey element incorporating a suitable set-down from the main ridge. The rear gable elements replicate pitch slope, matching materials to the host dwelling are proposed, and the scale of development would remain subordinate to the existing dwelling.

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 Due to the single-storey nature of the works proposed on the southern side of the host dwelling, no residential amenity concerns would be raised for the neighbouring occupiers of No. 36 Beach Road. In addition, the proposed rear dormer would not introduce any significant additional overlooking to this neighbouring rear amenity space, over and above that already available from the existing rear dormer.

7.7 The proposed two-storey element would be located on the northern part of the host dwelling and therefore could result in a limited impact to the existing level of residential amenity enjoyed by the neighbouring occupiers of No. 32 Beach Road. Notwithstanding this, only an existing single-storey extension to the rear of No. 32 would receive any overshadowing, and the proposed two-storey extension would not extend past the rear of the existing neighbouring extension. The position of No. 32 to the north of the proposed extension also reduces the extent of any shadowing to be experienced throughout the year.

- 7.8 A large extent of glazing is proposed within the rear elevation of the two-story extension which would allow views towards both private garden spaces serving the neighbouring dwellings. The southern rear shared boundary treatment consists of mature vegetation which would reduce available views to the rear of No. 36. Although rear windows would be introduced 5.0m closer to the neighbouring rear garden, the significant front setback of the neighbouring bungalow, and distance from the proposed works, ensures that any views would be relatively limited.
- 7.9 The neighbouring dwelling No. 32 is two-storey, and shared oblique overlooking from the existing rear dormer and the neighbouring first floor windows is an established feature. It is considered that when taking into account the overlooking available from the existing rear dormer window, the level of overlooking which would be introduced from the rear of the proposed two-storey element would not be significantly harmful enough to warrant refusal of the application.
- 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) Highways safety and parking

- 7.11 The host dwelling is currently a five bedroomed property which would be reconfigured to reduce the number of bedrooms to four. There is currently limited off-road parking within the existing site. Havant's Car Parking SPD (2016) does not currently require the addition of parking spaces where there is a reduction in the number of bedrooms therefore no concerns would be raised in relation to parking on site. It is also noted that significant on-road parking is available along Beach Road.

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/21/00977, 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 & LOCATION PLAN Drw. No. PL001
PROPOSED & EXISTING GROUND FLOOR Drw. No. PL002
EXISTING & PROPOSED FIRST FLOOR Drw. No. PL003
EXISTING ELEVATIONS Drw. No. PL004
PROPOSED ELEVATIONS Drw. No. PL005
INDICATIVE 3D VISUAL Drw. No. PL006

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.