
Site Address:	77 Havant Road, Emsworth, PO10 7LE		
Proposal:	Proposed single storey rear extension, first floor side extension and new wrap-around canopy.		
Application No:	APP/21/00156	Expiry Date:	07/04/2021
Applicant:	Mr & Mrs Lynes		
Agent:	Mr Bessant	Case Officer:	Joseph Toole
	JB Architecture		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

77 Havant Road, Emsworth, is located to the north of Havant Road. The application site is a two-storey detached property comprising red brick and concrete roof tiles. Vehicular access is from Havant Road with parking to the front.

The property is located on a main road with some residential properties and some commercial units within the surrounding area.

2 Planning History

No relevant planning history.

3 Proposal

Proposed single storey rear extension, first floor side extension and new wrap-around canopy.

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

Submission Version Havant Local Plan
E22 (Amenity and pollution)
E1* (High quality design)

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

I believe that this property currently fills the full width of the plot and these plans will constitute overdevelopment - especially on the first floor and with the lighting. The neighbours will be seriously impacted if this goes ahead as per the current proposals.

Councillor R Kennett

No Comment.

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 5

Comment	Officer Comment
The outbuilding to the rear of the property is not shown on the Location Plan	This has now been resolved.
Concerns with noise and disturbance	If this use of the property gave rise to s Statutory Nuisance this would be a matter for Environmental Health
Please confirm that the plans show no access onto the flat roof and a condition would prevent this being used as a balcony	The plans show no access onto the flat roof area. Planning permission would be needed for a balcony to be installed. If this is erected without planning permission it would be actioned by our Enforcement Team.
Concerns with overdevelopment	Please see Section 7.

No colour stated for the Marley Eternet Weatherboarding. We expect HBC to ensure the colour is appropriate to the area	Materials conditioned.
Complaints with regarding to use of outbuilding and lights in rear garden	These is not material to the application under consideration.
Construction vehicles should be parked on the driveway, otherwise safety issues.	Please see Section 7.
Expect working hours condition.	A condition requiring a Construction Method Statement has been reccomended.
Proposed ground floor extension will severely reduce sunlight and privacy to our back garden	Please see Section 7.
The first floor extension will reduce tenants' privacy with the new side extension and re-positioned side window.	Please see Section 7.
Effect on privacy due to increase in first floor windows causing substantial harm. Additional windows to rear to be obscure glazed.	Please see Section 7.
Lack of detail on parapet	Please see Section 7.
We would want confirmation that there is no current or future intention to install a balcony or terrace on this flat roof.	Please see Section 7.
Suggest visiting site in person	Site and surrounding area visited by Officers

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 The proposed development would involve a single storey rear extension. It would have a width of approximately 13.8 metres, a depth of approximately 3 metres with a flat roof having a maximum height of approximately 3.3 metres with 3 roof lanterns. There would also be a canopy to the rear with four posts having a width of approximately 14.1 metres, a depth of approximately 3.3 metres from the proposed rear extension with a pitched roof having a maximum height of approximately 3.5 metres. There would be a first-floor side extension over the existing kitchen and garage which would be used as two bedrooms and an en-suite. It would have a hipped roof with a ridge height the same as the existing property. Furthermore, there would be a canopy to the front of the property which would have a width of approximately 14.1 metres, a depth of approximately 3.3 metres with a pitched roof with a maximum height of approximately 3.3 metres. The single storey side extension on the west elevation would also be refurbished with garage doors and a pitched roof, which would form part of the canopy.
- 7.4 The proposed rear extension would have render with a single ply flat roof and the proposed single storey rebuild extension would have render and Marley Eternet cladding. Although these works would not match the existing dwellinghouse it is considered not to detract from the context of the property and is therefore deemed acceptable. The canopies would have oak posts with concrete roof tiles to match the existing property. The principle of the materials are considered acceptable to the context of the main dwellinghouse, with details required as a condition. This has been agreed by the applicant's agent.
- 7.5 Parts of the proposed development would be visible from the street scene in terms of the proposed entrance canopy, proposed first floor extension, single storey refurbished extension and revised fenestration. Due to the size of the driveway being offset from Havant Road it is considered to have an acceptable impact upon the character of the area. The proposed rear extension and rear canopy would not be readily visible from the street scene and therefore their impact is not material. Furthermore, the proposed rear extension and canopy albeit of some size would appear subservient to the host dwelling being appropriate to the size to the plot and the retained amenity space. In addition, there is a mixture of size and types of dwellings in the locality and on balance, the proposal is considered to be inkeeping with the character of the area.
- 7.6 The design and appearance of the proposal on balance is deemed appropriate in context to the main building and the locality and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. 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

- 7.7 To the front of the property there would be revised fenestration on the ground floor and an additional first floor window in the proposed first floor side extension serving the front bedroom. These views would face out onto the public highway and front gardens of the properties opposite therefore it is not considered to cause harmful overlooking.
- 7.8 On the east side facing No.75 Havant Road there would be two additional windows, one on the ground floor and one on the first floor both serving en-suites which would

be obscurely glazed, and conditional to that effect. Therefore, these windows are not considered to cause harmful overlooking into the private amenity space of No.75 Havant Road.

- 7.9 The proposed first floor side extension would have a hipped roof away from the shared boundary with No.75 Havant Road, which is property converted to flats, with a separation distance of approximately 3 metres from the side wall of No. 75 Havant Road. As to side wall (western elevation) of No. 75 Havant Road's there are two windows on the ground floor and a door. As to the door, (which is not glazed), this provides access to 4 flats. As to one of the windows, which is in shadow due to its existing relationship with No. 77 Havant Road, this provides light to a stairwell, not habitable accommodation. The other window on the ground floor, which it is understood services a kitchen, is forward of the proposal and there would not be materially impact by the proposal. As to windows at first floor on the side of No 75 Havant Road, due to their position and the separation distance they would not be materially impact by the proposal. Therefore, the first floor extension would not give rise to a harmful loss of light or appear dominant or overbearing to the neighbouring flats at No, 75 Havant Road.
- 7.10 The proposed rear extension and canopy would extend beyond the existing rear wall by approximately 6 metres, with a maximum height of 3.5 metres. Due to its single storey design with the existing screening of 1.8 metre high fencing and a mature 2m hedge along the boundary with No.75 Havant Road's garden, it would not have an adverse impact upon the occupiers of No.75 Havant Road, or to occupiers of properties further to the north.
- 7.11 On the west side the single storey roof would have a pitched roof, as opposed to its current flat roof, improving the appearance of the existing garage. It has been confirmed that the addition of a pitched roof would not overhang into No. 79 Havant Road's property. There would be no additional windows on this elevation. This alteration is not considered to appear overbearing or result in the harmful loss of light to No.79 Havant Road as it would not be materially different from the current relationship on this boundary.
- 7.12 As previously mentioned above, the proposed rear extension and canopy would extend beyond the existing rear wall by approximately 6 metres. Due to its single storey design, existing screening of 1.8 metre high fencing along the boundary and separation distance of approximately 2.5 metres from the side wall of No.79 Havant Road it is considered not to have an adverse impact upon the occupiers of the neighbouring property.
- 7.13 To the rear the proposed rear extension would have windows and bi-folding doors facing the rear garden. These views would be screened by the existing 1.8 metre high fencing along all boundaries and as a result is not considered to cause harmful overlooking into the surrounding properties. There would be a parapet above the proposed rear extension at a height of approximately 3.6 metres. Within the parapet there would be three rooflights providing light to the proposed extension below. Concerns have been raised that a balcony would be formed using the parapet. This application is not applying for a balcony to the rear and the Local Planning Authority may only have regard to what is applied for. If this was required in the future a further formal planning permission would have to be submitted, which would be considered on its merits. That said, and based on current information, the roof lights in the parapet, would materially restrict the use of this parapet area for amenity purposes.

- 7.14 On the first floor there would be an additional window in the proposed first floor side extension serving a back bedroom. This view on the surround area would be similar to that currently experienced from the existing dwelling and would not therefore cause significant harmful overlooking to the surrounding neighbouring properties.
- 7.15 Consequently, it is considered on balance that the proposal will not appear significantly overbearing or 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan.

(iv) Parking

- 7.16 The proposed development would increase the number of bedrooms from 3 to 5 therefore 4 car parking space need to be provided on site according to the Havant Borough Parking Standards SPD. There is sufficient space on site to provide 4 car parking spaces therefore according to the Havant Borough Parking Standards SPD.
- 7.17 Concerns were raised with regards to the parking of construction vehicles outside the application site. A condition requiring a Construction Method Statement to be submitted prior to commencement has been recommended which would provide the vehicle parking arrangements for site operatives and visitors. This has been agreed by the applicant's agent.

8 Conclusion

- 8.1 On balance the scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality and would provide sufficient car parking. Therefore, the proposal is considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to Wrong Application type for recommendation code for application APP/21/00156

- 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:

Location Plan and Existing Floor Plans - PL 410.21-01 REV C
Proposed Floor Plans - PL 410.21.03
Proposed Elevations - PL 410.21-04

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the additional windows in the first floor on the east elevation facing No.75 Havant Road shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.

- 4 Construction of the works hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development shall start on site, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the demolition and construction phases of the development. The Statement shall include the following details for the operation of the site during both the demolition and construction phases:

- The vehicle parking arrangements for site operatives and visitors;
- The arrangements and timings for deliveries;
- Measures to control the emission of dust and dirt;
- Protection of pedestrian routes within and adjoining the site;
- Location of temporary site buildings, compounds, construction material, spoil heaps and plant storage areas;
- Provision for the storage, collection,
- Hours of operation

Reason: In order that the Local Planning Authority can properly consider the effect of the works on the amenity of the locality.