
Site Address:	Milestone Cottage, 113 Havant Road, Emsworth, PO10 7LG		
Proposal:	Erection of; two storey rear and side extension; two storey side extension; two storey front extension.		
Application No:	APP/20/01147	Expiry Date:	16/02/2021
Applicant:	Mrs Stephen		
Agent:	Mr Potter	Case Officer:	Selina Donophy
	James Potter Associates		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Milestone Cottage, 113 Havant Road is a large 2 storey detached property constructed of brick and render and tile, set in a good sized plot. The dwelling is opposite no.115 Havant Road to the west, which is a dwelling of similar style and design. The site is accessed off Havant Road (A259) onto an access road/drive to serve no.113 and 115, and there is a footpath and cycle path to the front. To the east is a new housing development (Barratt Homes) which is partly built out. The part of this housing development adjacent to the existing dwelling is shown as an area of open space on approved plans, with the closest residential property being no.6 Wodehouse Close to the north-east. The site has trees / high vegetation to the front and east side, providing some screening. The site is outside of settlement boundary. To the south side of Havant Road is the boundary of the Chichester Harbour AONB.

2 Planning History

No recent history.

3 Proposal

Erection of; two storey rear and side extension; two storey side extension and two storey front extension.

The proposals are for significant extension/alteration.

It is noted some elements have now been removed from the proposal following its initial submission. The previously proposed front/side elevation balcony has been removed from the plans due to impact on the character of the area and the previously proposed garage/outbuilding also has been removed from the plans due to potential impact on trees.

In detail the proposal consists of the following main elements:

- A two storey front extension (facing Havant Road). This extension would extend out from the existing gable by approximately 1.5m at ground floor height, and 3.3m at first floor height. The extension would have a significant amount of glazing to the front, with a juliet balcony at first floor level. The extension would be oak framed with timber

cladding to the elevations.

- A two storey side extension (west facing) mainly glazed to form an entrance area/ stairway. This would be a gabled extension that would be oak framed and approximately 2m in depth.
- A rear extension (north facing), with side extension (east facing) with mezzanine and a bedroom proposed at first floor above following the removal of an existing double garage building. This extension would measure approximately 6-8m x 11.3m, to a max height of approximately 6.3m extending beyond the current side building line. This extension would be a part hipped roofed structure constructed of brick and render with side facing windows at first floor facing east, full height narrow windows facing west and full height 7m width glazing facing to the rear.

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

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

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

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 D Guest - St Faith's

No comments received

Councillor J Branson - St Faith's

No comments received

Councillor T Pike - St Faith's

No comments received

Southern Gas Network

No comments received

Hampshire Biodiversity Information Centre

Notable or protected species within 50m of development .

Arboricultural Officer

We visited the site earlier today and assessed the trees:

The trees to the front of the site are of a low quality in terms of structure and form - they would be classified as C Category in BS 5837 terms and are not worthy of a TPO either individually or as a group. They do however offer a nice green presence to the street scene and offer value to the area - it is just that in terms of their quality they would not meet the standard required for statutory protection to be defensible.

The trees to the rear of the site are not close enough to warrant a TPO in terms of their protection.

My advice is that a TPP is required as a condition to ensure that the trees on site are fully protected during construction as we would encourage their retention even though they do not meet the standard for a TPO.

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: 3

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 and AONB
- (iii) Effect on neighbouring properties
- (iv) Impact on trees
- (v) Parking
- (vi) CIL

(i) Principle of development

- 7.2 The application site is not within the defined urban area, therefore development will only be permitted if it is consistent with the policies for the countryside set out in national policy as specified in Policy CS17. Whilst the principle of new dwellings is not supported in non-urban locations, in this case the application proposes the provision of extensions to the host dwelling, and no objection is raised to this as a matter of principle as it accords with Policy AL2 of the Allocations Plan.

Whilst it is noted that there are protected species within close proximity to the site, it is judged that they are unlikely to be affected by this proposal.

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

- 7.3 This proposal comprises fairly sizeable extensions to the existing property, notably to the front and rear elevations, with extensions also including a generous amount of glazing, altering the appearance of the property significantly from its existing form. The proposed extensions to the front would include a pitch roof gable to the frontage, projecting further forward at first floor level to allow for an upstairs bedroom with a Juliet balcony. At ground floor set back below the overhang would be more glass doors serving a lounge - it is noted there is currently a conservatory in this siting which features glass panelling also. The footprint of the building would be increased and this would be visible from the public realm, with the two storey side extension projecting to the west, and this would also feature a pitched roof. Although the additions would add to the varying roof heights present on the property, there are already a mixture of heights and styles on the roof.
- 7.4 The application property has a front garden area of approximately 14 metres with mature trees bordering the front boundary and a mixture of fencing and foliage to the side (west) boundary. In front of the property is a grass verge, pavement and access road which forms a junction with Havant Road. The existing tree coverage and set back offers a fair degree of screening to the site, although this has been reduced following pruning of some of the trees. The property is not within the Chichester Harbour AONB however is sited adjacent to it, separated by Havant Road. As the property would be sited away from the AONB, the Chichester Harbour Conservancy have not been consulted in regards to this application.
- 7.5 The proposed two storey side (west) extension would be visible from Havant Road, although is deemed to be generally modest in scale. The two storey, false pitched roof rear extension (north elevation) would also be visible from the road as this would have a generous depth. Despite this, the reduced roof height is deemed to soften the impact of the extension and, as the plot extends by approximately 37 metres to the north, there is judged to be enough space to accommodate an extension of this size. The glazing to the rear elevation would be substantial although wouldn't be highly visible from public view. The new housing estate to the east would feature homes closest to the edge of the development boundary with outlooks back towards the application property, with the closest new home sited approximately 23 metres to the north east of the site. Whilst the presence of these are noted, the extensions proposed are not deemed to appear highly prominent due to the tree screening towards the rear and side boundaries of the site.
- 7.6 Proposed materials include brickwork to match existing and timber cladding to the front extension and window bays, render to match existing, oak frame to the front and

side extensions as well as a brise soleil feature to the front first floor window to create shade to the front room. Roof tiles would match those existing.

- 7.7 Overall whilst they are fairly substantial, the extensions are not considered to appear overly dominant or harmful to the host dwelling or the character of the surrounding area. The bulk of the extensions would be set back towards the rear of the property which benefits from a fair degree of screening from surrounding trees. The proposal is also deemed to accord with Emsworth Neighbourhood Plan Policies D1, D2 and D3.
- 7.8 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 or the nearby AONB.

(iii) Effect on neighbouring properties

- 7.9 No.115 is the neighbouring property to the west and the entrances to no.115 and no.113 are opposite one another. There are existing windows on the west facing elevation of no.113 and the properties are sited directly opposite each other. The alterations proposed to the west elevation of no. 113 include a velux rooflight serving the front extension which would be sited forward of the front elevation of no. 115 and , with over 18 metres separation distance, would not result in harmful direct overlooking to this side. The extension proposed to this side would include additional glazing although no new views would be created as there are already windows in this position , one serving a wc and one serving the landing. Already the extension juts forward, at first floor level there would be a void space followed by ballustrading , meaning that views would be set back and not brought forward with the extension. The proposed rear extension would also comprise two long windows spanning both floors , one spanning the kitchen and mezzanine and the other spanning the stairwell. Whilst these would mean new windows are introduced to this side, there are trees on the side boundary of no. 115 offering screening - in addition the separation distance is judged to be substantial to mitigate against harmful overlooking. The extensions are separated adequately also to mean unacceptable overshadowing or overbearing issues to the neighbouring property would not result from the proposed additions.
- 7.10 To the north east is Wodehouse Close which forms part of the new housing estate and the separation distance between no. 113 and the closest property along the close is approximately 23 metres. No. 113 is sited forward of this property and there are no direct relationships between windows of these properties. The proposed glazing to the rear, although large, also would not have any direct outlooks on to surrounding properties within close proximity. As this forms a mezzanine, the majority of the first floor space would be stepped back .
- 7.11 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) Impact on trees .

- 7.12 The trees bordering the site, whilst not of TPO quality are judged to add significant

value to the character of the area , also offering screening between the application site and the housing development to the north east. For this reason a condition will be applied to this permission requiring tree protection measures to be supplied in order to protect the existing trees throughout construction.

(v) Parking

- 7.13 The proposal would result in the same number of bedrooms and therefore no further parking allocation would be required on site. A parking plan has been provided which shows 3 parking spaces towards the rear of the site which is deemed to be acceptable.

(vi) CIL

- 7.14 The proposal would result in over 100m² additional floorspace and would therefore be CIL liable. It is noted that self build exemption will be claimed.

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/20/01147

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:

Revised plans uploaded on the 05.05.2021

Reason: - To ensure provision of a satisfactory development.

- 3 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less

than 2 metres height when planted.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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.

The cladding used shall be oak cladding unless otherwise agreed by the Local Planning Authority.

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.