
Site Address:	1 Racton Road, Emsworth, PO10 7SY		
Proposal:	First floor rear extension and front porch.		
Application No:	APP/16/00336	Expiry Date:	10/06/2016
Applicant:	Mr Cooper		
Agent:	Mr Rogers	Case Officer:	Tina Pickup
	Tony Rogers Building		
	Consultants		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the west side of Racton Road where it is a cul-de-sac running parallel with New Brighton Road. No 1 is the southern half of a two storey semi-detached dwelling which effectively sits fronting New Brighton Road - it has a direct vehicular access from New Brighton Road as the end of the cul-de-sac of Racton Road is separated to the north by a wide grass verge. The frontage is hard surfaced providing off road parking for at least 3 cars. The dwelling is constructed of red brick beneath a tiled roof and No 2 is a handed version.

To the rear is a large half width flat roofed single storey extension. The garden boundary with No 2 to the north is divided by 1m high fencing such that the garden space feels relatively open and exposed. To the south and west the surrounding dwellings are bungalows.

2 Planning History

01/66944/000 - Single storey rear extension, PERM, 12/02/2002

3 Proposal

The application as originally submitted proposed adding a first floor above the entire existing flat roofed single storey rear extension (some 6.5m deep). That would have an eaves height of 4.7m and a shallow false hipped roof with central flat element to keep the overall height down to 5.9m. A Juliet style balcony was proposed on the rear elevation. A front porch is also proposed which would be 2.285m deep by 2.5m and this would also have a hipped roof to tie in with the existing canopy roof across the front of the pair of dwellings.

During the course of the application, amended plans have been submitted to comply with the 45 degree code which has added a 1m x 1m recessed area to the north west corner of the rear extension. The Juliet balcony has also been removed.

4 Policy Considerations

National Planning Policy Framework

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)

Borough Design Guide SPD 2011
and Residential Parking and Cycle Provision SPD 2010

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - no adverse comment; suggest that 3 spaces be requested

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: 4

Re-notification of the amended plans was also undertaken.

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Highways and parking

- (i) Principle of development

The application site is situated within an urban area where further development is

considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The proposed front porch would be visible from New Brighton Road. In this mixed residential area the proposed porch, which utilises matching materials and a pitched roof to tie in with the existing canopy roof, is considered visually appropriate. As such the design of the porch is considered compliant with policy CS16 clause 1c). The rear extension would have no impact on the streetscene as it can't be seen from any public viewpoint.

(iii) Impact upon residential amenity

As originally submitted the proposed first floor addition breached the 45 degree code set out in the adopted Design Guide and included a Juliet style balcony on the rear elevation. As a result the proposal would have resulted in the loss of privacy to surrounding bungalows from the perception of being overlooked by the Juliet balcony; and had a loss of light and overbearing effect on No 2 Racton Road.

The amended plans have removed the Juliet balcony and propose a standard window instead. This is considered to adequately protect the sense of privacy of adjoining residents and overcomes this issue.

The inclusion of the recessed element in the north west corner technically overcomes the 45 degree code breach. The length of wall closest to the common boundary with No 2 is reduced by 1m and hence the resultant overshadowing and overbearing effect also reduced. It would be now difficult to conclude that the proposal did not comply with the adopted Design Guide. However, as a result, the design of the extension is less symmetrical and appealing. But regard must be had to the fact that the extension is in a rear garden where it is not publicly visible at all. Furthermore there have been no third party objections to the proposal.

Therefore, whilst not necessarily an optimum design solution, there is little quantifiable harm as a result of the revised design. As such it would be difficult to resist the proposal on residential amenity grounds.

(iv) Highways and parking

The proposal results in a 4th bedroom at the property which triggers the need for a 3rd on site parking space according to the adopted Parking SPD. Since the front forecourt area is already hard surfaced and capable of accommodating 3 vehicles, then it is not considered necessary to further condition this requirement.

8 Conclusion

On balance, it is considered that the amended plans meet the 45 degree code as set out in the adopted Design Guide SPD and the proposal would not cause any harm to neighbouring amenity or the visual appearance of the street scene. Accordingly the application is recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00336

(A)

(B) 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 Compulsary Purchase Act 2004.

- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

1:1250 Location Plan

1:500 Site Plan

Existing Plans & Elevations Drawing No 16/1099/01

Proposed Elevations and Plans Drawing No 16/1099/02 Rev A

Reason: - To ensure provision of a satisfactory development.