
Site Address:	1 Redlands Cottages, Redlands Lane, Emsworth, PO10 7SN		
Proposal:	Two storey front extension.		
Application No:	APP/16/00853	Expiry Date:	12/10/2016
Applicant:	Mr & Mrs Smith		
Agent:	Mr Bessant	Case Officer:	Emma Chisnall
	Jimmy Bessant Architecture		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

No 1 Redlands Cottages is a semi-detached two storey dwelling which is constructed of a mixture of red brick and white render with a concrete tiled gable roof. The pair of dwellings appear to be the last remaining of its design within Redlands Lane and are surrounded with newer developments containing dwellings with a different, modern appearance.

No 1 runs parallel to the road meaning that the front and back of the dwelling is viewable from the public domain. The space to the front and back of No 1 is used as garden space and is surrounded with a curtilage boundary of hedging approximately 2.5m high. Parking is available only along Redlands Lane with no provision of parking onsite currently available.

The dwelling has been extended in the past with a conservatory to the front and first floor extension to the rear.

2 Planning History

97/53381/002 - Conservatory to front, PERM,17/04/1997
APP/10/00475 - First floor extension., PERM,30/09/2010

3 Proposal

Two storey front extension.

4 Policy Considerations

National Planning Policy Framework

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)

Havant Borough Design Guide Dec 2011

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Comments received from the attached neighbour concerned about the following aspects of the development:

- 1) The loss of light to the bedroom
- 2) The outlook impacted from the bedroom
- 3) The alteration of the original cottages which are historic
- 4) That previous development has caused harm.

Planning Officer Comment: The majority of these comments will be addressed in Section 7 of the report under 'Planning Considerations'. In regards to the point raised about past developments, this is not something that could be commented on for this current application and development.

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 character of the area
- (iii) Impact upon residential amenity

(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. Therefore in principal the development is considered acceptable subject the planning conditions.

(ii) Impact upon the character of the area

No 1 Redlands Cottages is one of two remaining cottages along Redlands Lane which stand out from the streetscene as attractive dwellings with character. Comments have been made that developing to the front of No 1 will disrupt the appearance of the

cottages and affect the character of the area. It is acknowledged that the pair of semi-detached dwellings do stand out from the streetscene especially as the side of No 1 runs parallel to Redlands Lane however because of this position both the front and back of No 1 are viewable from the streetscene which means that previous development constructed to the back and front of No 1 is also viewable from the public domain. As No 1 has been developed in the past with a conservatory to the front and first floor extension to the rear it means that the symmetry and character of the dwellings has previously been disrupted and therefore the uniformity of the cottages diluted. The present development coupled with Redlands Lane containing other examples of similar development means that No 1 would not be setting a precedent for this type of development and that therefore the works would not look wholly out of place nor detract a significant amount of character then if the dwellings had not been previously developed.

It is acknowledged that the works to the front of No 1 are of more significant size than previous developments. It is stipulated in the Borough Design Guide Dec 2011 that in order to protect the original appearance and character of a dwelling that any extension to the front should appear subservient in size. In order to meet this guidance the plans for the development have been amended which reduce the height and width of the extension sufficiently enough for the works to appear subservient to No 1. This measure achieves the desired outcome stipulated in the Design Guide and is therefore considered to address and satisfy the concerns raised regarding the loss of character to No 1.

Materials are proposed to be used that match the existing dwelling meaning the works should look in keeping and not out of place. The design and size of the windows have also been altered to match the existing, creating a design that is considered to be sound and ties the development into No 1 sufficiently to create a sound appearance.

It is felt that measures taken to reduce the visual impact caused by the development are significant enough to address and satisfy the concerns outlined. Therefore the development can be considered acceptable.

(iii) Impact upon residential amenity

Comments have been raised by the neighbouring dwelling that the proposed development to the front of No 1 would impact light levels reaching No 2 and would cause a negative outlook. The pair of semi-detached dwellings in Redlands Lane are separated by a shared boundary of 2m hedging which then leads to a narrow window and front door at ground level where the front then extends forward. There are no windows present on the side elevation projecting from No 2, nor are there any at first floor level on the front west elevation above the entrance.

Light tests have been carried out on the works proposed at No 1 and due to the developments southerly position and that it will be set adequately away from the shared boundary the development is considered to potentially impact early morning sun only. Tests also showed the impact would be to the front door and accompanying window of No 2 which is likely to be a window into a hallway. As the development would not impact light levels into a primary used room such as a bedroom and that this would not be for an extended amount of time throughout the day it is considered that although there is an impact that this would be minimal and not significantly harmful.

The development is not considered to be un-neighbourly. The outlook from No2 is

considered to not be significantly altered as the works are set off the shared boundary and have a reduced ridge height. The extension does not include the addition of windows to the side elevation meaning that privacy levels would also be protected and no over-looking caused.

It is felt that the proposed works to No 1 would not have the potential to impact any other neighbouring dwelling due to the position of No 1 along Redlands Lane and that the closest neighbour is separated by the highway and is over 23m away. Therefore the development can be considered acceptable.

8 Conclusion

No 1 Redlands Cottages has adequate amenity space for the proposed two storey extension to the front. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00853 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 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:

Proposed Site Plan: Drawing No -01
Existing Elevations and Floor Plans: Drawing No -02
Proposed Elevations and Floor Plans: Drawing No -03 Revision C

Reason: - To ensure provision of a satisfactory development.