
Site Address: 2A Emsworth Road, Havant, PO9 2SR
Proposal: Demolish existing garage and erect two storey front and side extension. Replace roof of existing conservatory. Tile-hanging and brick to exterior.
Application No: APP/16/00106 Expiry Date: 29/03/2016
Applicant: Mr & Mrs Beken
Agent: Mr Critchley Case Officer: Emma Chisnall
Martin Critchley, Architect
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

2A Emsworth Road is a large detached house set back from the main road and well screened around the front curtilage with a small 0.5m brick wall and 3m hedging which provides additional screening. The dwelling is on level ground but is positioned slightly higher than the neighbouring estate at White Ladies Close. The dwelling is constructed of a mixture of red brick and tile-hanging for the walls and has a pitched roof to the front of the dwelling with hipped sides.

The amenity space to the front of the dwelling is part hard-surfaced and part lawn with the provision of parking for three cars. The amenity space to the rear of the dwelling is extensive and is used as garden space. The boundary in place is a mixture of 1m wall and hedging varying between 2m-4m. To the rear of the garden there are some mature trees which provide additional screening.

2 Planning History

92/57621/000 - Rear two-storey extension and internal alterations, WD,27/09/1992

92/57621/001 - First floor side extension and single storey rear extension.,
PERM,05/11/1992

07/57621/003 - 1No. detached 4 bed dwelling situated in the rear garden of 2A Emsworth Road, Havant with shared access from Emsworth Road., REF,07/01/2008

09/57621/004 - Outline application for the erection of a single storey dwelling with parking and cycle store, utilising existing access to Emsworth Road., REF,27/07/2009

APP/13/00333 - Replace existing conservatory with two storey rear extension, new side ground floor flat roof between dwelling and garage to replace pitched corrugated translucent plastic roof., PERM,03/06/2013

APP/13/00854 - Conversion and extension of existing garage to create 1No. one bed bungalow., REF,30/10/2013

3 Proposal

Demolish existing garage and erect two storey front and side extension. Replace roof of existing conservatory. Tile-hanging and brick to exterior.

The development will involve extending the ground floor to accommodate a family room with two new bedrooms and en-suites on the first floor. The garage will be demolished and a new one installed within the eastern 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

Havant Borough Residential Parking and Cycle Provision SPD March 2010

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

5 Statutory and Non Statutory Consultations

Arboriculturalist Comment:

The Magnolia is a nice ornamental small tree that does not contribute to the street-scene and should not be considered a constraint to development. However the owners wish to keep the tree as part of their project. To do this they should seek advice from a qualified arb if they feel the tree is at risk, but this should not form a condition. They are free to explore this option should they wish to as an advisory for their own benefit in relation to keeping the tree. No Arb objections.

Conservation Officer Comment:(Original Plans)

The property subject of the current proposal is of mid to late C20 date. It adjoins The (old) Rectory (grade II) and the Lymbourn Road Conservation Area, which is the Heritage interest.

The extension is located on the eastern side of the property and effectively will mean the enlarged building will span the full width of the plot with continuous 2-storey development. No additions are planned adjacent to The Rectory and therefore the physical relationship remains the same. The current building is constructed of facing brick with a plain clay tile roof. The proposal is render all elevations.

I feel this building is capable of being extended but the current proposals are a missed opportunity. The new building will be a more strident feature in the local townscape. The rather mediocre design solution does not do this justice. I would urge design improvements which break down the scale and use a material palette more akin to the local area. There is no direct visual or physical impact on the conservation area or listed building to justify refusal on these grounds. However, the NPPF and adopted Local Plan place great weight on good quality design. This in itself should provide suitable material weight for an improved design solution.

Officer Comment: Following the above comments the proposed works have been amended to show a reduction in the width and depth of the east extension. This now leaves a gap of approx 2.25m between the boundary and extension which reduces the scale of the proposal and the impact this has on the streetscene. The new materials proposed now include a facing brick to be matching to that of the existing and a tile hanging material which is considered to be more akin to the palette of the surrounding area.

Development Engineer - Highways Comment:

No adverse comment in regards to this application

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: 19

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1 Objection

Comment: Concern over the east facing first floor bedroom causing over-looking and a loss of privacy. Objection to potential garage or any other structure to the front of 2a Emsworth Road.

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.

(ii) Impact upon the character of the area

The design and size of the dwellings along Emsworth Road varies and there is evidence of similar development. Due to the disparity of the dwellings design the proposed development to No 2a should not cause significant harm to the character of the area nor the visual impact from the streetscene. No 2a is set adequately back from the road and has good screening in place which will contribute to softening the appearance of the proposed works and reduce the visual impact further.

The works proposed to the rear of the dwelling are considered acceptable due to the size of the extension being single storey and that this will be hidden well from the public realm.

Plans have been amended which reduce the width and depth of the eastern extension in order to reduce the bulk and width of the extension and a gap to the boundary is now maintained when viewing the dwelling from the streetscene. It is considered this improves the visual appearance of the proposed works and reduces the severity of the two storey proposed works.

Materials proposed in the revised proposals are a tile-hanging and brick material to match that of the existing which will be in-keeping to that of the existing dwelling and aid in softening the impact the proposed works to No 2a would have.

(iii) Impact upon residential amenity

It is considered that the changes made to the eastern extension and the reduction in size will improve the visual outlook to the dwellings within White Ladies Close. The extension has been set further away from the boundary, has been reduced in depth on the first floor, has been reduced in height and has had the roof hipped to the front. These measures reduce the bulk of the extension, soften the appearance of the proposed works and significantly reduce the harm caused.

The window positioned on the western elevation for a bedroom is considered to not impact the privacy of No 2 Emsworth road nor cause overlooking due to its position on the dwelling and that there is an distance of approx 25m between the window and the elevation the window would look onto at No 2. This meets guidance outlined in the Design Guide and is considered acceptable.

It is considered that there would be no further impact caused to neighbouring dwellings from the proposed works. Rooflights proposed on the east extension will be positioned at an adequate height on a sloped roof which should prevent any potential over-looking. Two windows on the east elevation first floor level are proposed to be obscure glazed to protect privacy and a condition will be included with the decision to ensure that any development that takes place will be in accordance with the plans proposed.

It is therefore considered that the proposed development is acceptable.

8 Conclusion

No 2A Emsworth Road occupies a plot with generous space to the rear and front. The curtilage can accommodate the side and rear extensions with the changes to the front without compromising the private residential amenities of the neighbouring dwellings or character of the area. The application accords with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00106 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 (a combination of tile-hanging and brick) 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to building hereby permitted the two windows for both en suites on the first floor east elevation facing White Ladies Close shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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 This planning permission shall be a mutually exclusive alternative to planning permission reference APP/13/00333 and shall not be implemented in combination with this earlier planning permission.

Reason: To ensure that a satisfactory development is carried out in the interests of the character and appearance of the area having due regard to planning policy CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

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

Revised plans received on 20th April 2016:
Proposed First Floor Plan: Drawing No. 1581-405D
Proposed Ground Floor Plan: Drawing No. 1581-404C
Existing Elevations Plan: Drawing No. 1581-301B
Existing Floor Plan: Drawing No. 1581-201A
Location, Site and Block Plan: Drawing No. 1581-101A
Proposed Elevations: Drawing No. 1581-503F

Reason: - To ensure provision of a satisfactory development.