
Site Address:	38 Beach Road, Emsworth, PO10 7HR		
Proposal:	Prior notification for single storey development extending 7 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 4 metres.		
Application No:	APP/13/00684	Expiry Date:	22/08/2013
Applicant:	Mr R Palmer	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation:

1 Site Description

- 1.1 The property is a detached chalet style property which has the benefit of recent previous extensions. It has a grey pitched slate roof with a pitched roof dormer to the front and rear and elevations of smooth white painted render. The front garden consists of a shingled parking area enclosed by a hedge and 5 bar gate to the western boundary, a 1.5 metre high fence to the northern boundary and a hedge to the southern boundary. The level rear garden is of a generous size and is mainly laid to lawn with mature trees and shrubs, together with a summerhouse and shed. It is enclosed by a 2.1 metre high fence and shrub screening to the northern and eastern boundaries and a 1.8 metre high fence and shrub screening hedge to the southern boundary.
- 1.2 There are detached bungalows to the north and south (circa 1930) and the large rear garden of a property in Kings Road lies to the east which is some distance away. A large detached two storey dwelling is opposite the site. The area is of medium density with a mixture of large detached two storey dwellings and detached bungalows of individual age, style and design.

2 Planning History

09/73911/000 - Conversion of loft space to bedroom (part of roof extended), single storey rear extension to kitchen and side extension, permission granted 22/01/2010.

3 Proposal

- 3.1 Prior notification for a single storey extension of a total depth of 7 metres beyond the rear wall of the original dwelling to the southern elevation (incorporating a 3 metre depth extension built under 09/73911/000 and 4 metres in depth to the northern elevation, 5.75 metres in width with an eaves height of 3 metres and a maximum height of 4 metres incorporating a roof lantern.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Two letters of objection has been received from one address raising the following concerns:

- 5.1 The height and position of the proposed extension would considerably overshadow the sun room in the neighbouring property to the north (number 36).
- 5.2 The proposed extension would cause loss of light as it is only the width of the side access away from the sun room which has dual south and east aspects.
- 5.3 Materials and size of extension should be appropriate to host dwelling.
- 5.4 Potential nuisance during construction.

6 Planning Considerations

- 6.1 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) Effect on neighbouring amenity

- (i) Principle of development

The 2013 amendments to the GDPO enabled the provision of rear extensions of this size and location without the need for planning permission subject only to a prior approval assessment of neighbour amenity and only in circumstances where objections have been received. Therefore the principle of development is acceptable: the impact upon neighbouring amenity is assessed below.

- (ii) Effect on neighbouring amenity

- 6.2 An objection has been received from the property to the north. The GDPO still allows for the construction of extensions up to the previously permitted size without the need

to enter into the prior approval process. This means that in this case, the element of the proposal which forms the northern elevation could be built without prior approval as it extends 4 metres from the rear wall of the original dwellinghouse and meets the height criteria for permitted development. This is a material consideration in assessing the impact of the proposal on the neighbouring property.

- 6.3 The position of the proposed extension would be 1 metre from the northern boundary of the application site and 3.3 metres from the southern elevation of the sun room at number 36 Beach Road. Notwithstanding that this element of the proposal could be built as permitted development without prior approval, a daylight assessment has been carried out using the criteria contained within the Borough Design Guide and this suggests that the proposal should not have a detrimental impact on daylight being received within the adjoining dwelling.
- 6.4 The southern elevation of the proposal which has a total depth of 7 metres beyond the rear wall of the original dwelling (incorporating a 3 metre depth extension built under 09/73911/000), is 5.5 metres away from the southern boundary of the application site and in excess of 25 metres away from the eastern boundary. Owing to the majority of the proposed extension falling within the criteria of permitted development and the existing screening to the neighbouring properties, it is considered the development is unlikely to appear overbearing or lead to overlooking, or have a detrimental impact on outlook.
- 6.5 A second objection has been received from the property to the south, but this predominantly raises issues that are concerned with matters other than neighbouring amenity and do not therefore fall to be considered under the prior approval process. Materials cannot be conditioned under this process and if the size of extension applied for were to be exceeded, then the proposal would not constitute permitted development and further action could be considered. Any perceived nuisance during construction could be referred to the Council's Environmental Health Section.

7 Conclusion

- 7.1 Having concluded the above and determined that the development will not have a harmful impact upon neighbouring amenity, this application is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to for application APP/13/00684