
Site Address:	50 Kings Road, Emsworth, PO10 7HN		
Proposal:	Proposed front single storey and two storey extensions, alterations to windows, cladding and sunroom.		
Application No:	APP/21/00576	Expiry Date:	30/07/2021
Applicant:	Mr & Mrs A Francis		
Agent:	Mr C Clements	Case Officer:	Joseph Toole
	Downland Design Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

50 Kings Road, Emsworth, is located on the west side of Kings Road. The application site is a two storey semi detached property comprising brickwork and tile hanging with concrete roof tiles. Vehicular access is from Kings Road with parking to the front.

The property is located within a residential area with surrounding properties of different style and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

02/61691/001 - Adaptations, including a side (south elevation) extension, to existing garage to facilitate change of use of garage to additional living accommodation for elderly relative., PERM,26/09/2002

96/61691/000 - Single storey side extension, re-location of conservatory to rear and single storey infill extension between house and garage to east elevation, PERM,15/05/1996

3 Proposal

Proposed front single storey and two storey extensions, alterations to windows, cladding and sunroom.

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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

Arboriculturalist, Havant Borough Council

No objection, no tree constraints.

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

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

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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
- (iii) Effect on neighbouring properties
- (iv) Trees

(i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

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

- 7.3 The proposed development would involve a proposed front single storey and two storey extensions with alterations to windows, cladding and sunroom. There would be a ground floor extension to the utility room and a first floor extension to provide a stairwell. There would also be various alterations with changes to roofs.
- 7.4 The proposed development would involve changing the exterior appearance of the property. On the ground floor the walls would be rendered in the colour white. On the first floor it would have timber cladding into the colour grey. There would be new flat roofs in GRP or single ply membrane in colour grey. These proposed materials are considered to be acceptable within the context of the area.
- 7.5 The proposed works would be modest to the context of the property and would as a result not have a negative impact upon the character of the area.
- 7.6 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 To the front there would be revised fenestration on the ground floor. On the first floor there would be a new window serving the stairwell. These views would face out onto the public highway and the front garden of No.48 Kings Road and the properties opposite. Therefore it is not considered to cause harmful overlooking to the surrounding properties.
- 7.8 On the south side there would revised fenestration on the ground floor. These would create similar views to that already established therefore it is not considered to cause harmful overlooking to any of the surrounding properties.
- 7.9 On the north side the proposed first floor extension would extend out serving the stairwell. Due to its size and position it is not considered to have a negative impact on No.48 Kings Road.
- 7.10 To the rear there would be new windows and doors within the ground floor. They would be in the same position as before therefore it is considered acceptable.
- 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is noted no letters of objection were received with respect to the scheme.

(iv) Trees

- 7.12 The Council's Arboriculturalist was consulted on the application and raised no objection.

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/21/00576

- 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:

Block Plan - 01.1
Proposed Ground Floor Plan - 02.1
Proposed First Floor Plan - 02.2
Proposed Roof Plan - 02.3
Proposed Elevations - 03.1

Reason: To ensure provision of a satisfactory development.

- 3 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.

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.