
Site Address:	18 New Brighton Road, Emsworth, PO10 7PS		
Proposal:	Part first floor extension, part two storey front extension. Flue to North elevation. New porch to front.		
Application No:	APP/16/00096	Expiry Date:	23/03/2016
Applicant:	Ms Higham	Team:	Team 2
Agent:	Miss Brown	Case Officer:	Emma Chisnall
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

18 New Brighton Road is a large semi-detached dwelling constructed of red brick walls with a concrete tiled roof which is paneled along the front west elevation. The dwelling is on level ground and has a moderate amenity space to the front which is part hard-surfaced and part lawn. Parking is available for two cars to the front of the dwelling. The boundary around the curtilage of No 18 is 1.5m hedging which separates No 18 along the north elevation from a private road.

2 Planning History

None

3 Proposal

Part first floor extension, part two storey front extension. New porch to front.

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 Council Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways Comment:
No adverse comment in regards to this application

Environmental Health Comment:

I am assuming that this flue will be servicing a wood burning or similar appliance. To this end, the applicant must be made aware that only smoke free combustible are to be used to prevent affecting neighbouring properties and potentially causing nuisance. I have looked at the height and location of the proposed flue and there is a potential for the smoke to affect the church and/or the properties behind and to the side, by smoke sinking to ground albeit lessened by the height of the flue and low roof structure of the church. I should be grateful if you could provide the applicant with the following informative.

Informative regarding Hours of Work:

You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8.00 – 13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Informative regarding Bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke pollution.

Informative regarding Dust Control:

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust pollution.

Informative regarding wood burning or multi-fuel stoves / appliances:

You are hereby advised that whilst no smoke free zones currently exist within the Havant borough, this does not relieve operators / owners of wood burning or multi-fuel stoves / appliances, from ensuring that they do not cause nuisance to other residents within their neighbourhood. If you are unsure as to what your position would be in relation to existing legislation such as the Environmental Protection Act 1990 or the Clean Air Act 1993, it is recommended you contact the Environmental Health Pollution team, at Havant Borough Council. This is in order to protect the occupants of nearby residential properties from smoke pollution, and also yourself from potentially breaching current legislation.

Building Control 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: 7

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) Impact upon the character of the area
- (iii) Impact upon residential amenity
- (iv) Flue
- (v) Tree

(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. The proposed works will extend the existing living room on the ground floor and extend the existing third bedroom on the first floor to provide room for an en-suite. The size of the proposed works is considered acceptable and with little impact caused from the development the proposal is likely to be permitted.

(ii) Impact upon the character of the area

The design for the proposed works to No 18 are considered sound and to be in keeping with the existing dwelling and area. It is considered that the proposed works would improve the look of the existing dwelling by using the same design and shape for both the roof and porch to that of the existing roof as the plans propose. Matching materials will be used to ensure the proposed works do not look out of place and it is considered that due to the size and position of the proposed extension that it would not detract from the character of the area. The development can therefore be considered acceptable.

(iii) Impact upon residential amenity

The proposed works include changes to the front (west elevation) and north elevation which would face the church. The window proposed on the north elevation would be for a bathroom and therefore obscure glazed which would ensure the church would not be over-looked or have its privacy compromised. The proposed extension will exceed the existing front elevation but it is considered this would not have a significant impact nor cause harm to the church due to the size of the extension and the distance between the church and No 18.

To the rear of the dwelling the proposed works involve the blocking up of an existing door which should not impact No 18A negatively.

No 16 is the adjoining neighbouring dwelling to No 18 and would be able to view the proposed works. The extension to the porch is proposed to extend by 1.89m from the existing elevation. Due to the minor extension size of the proposed works and the height of the porch it is not considered this would appear bulky in size nor impact the amenity to No 16. The first floor extension to the front of the dwelling is set back from the porch and is considered to be adequately distanced away from No 16 to not impact the amenity.

The development can therefore be considered acceptable.

(iv) Flue

The decision will include informative's regarding the flue to advise the applicant on Environmental Health Requirements. Given the prominent position of the flue it is recommended that it be painted mat black.

(v) Tree

A TPO tree is located along the boundary of the dwelling however as it is located behind the existing garage and adequately away from the proposed development it is not considered that harm will be caused to the tree from the proposed works.

8 Conclusion

No 18 New Brighton Road has adequate amenity space for the proposed part first floor extension, part two storey front extension and new porch to front. The space available should ensure that there is no loss of amenity space to the immediate neighbours nor a negative impact on 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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00096 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 Notwithstanding the details shown on the approved plans, the proposed chimney flue shall be painted a matt black colour before it is installed and shall be maintained in that finish.

Reason: To safeguard the visual amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Location and Block Plan: Drawing No ENB-005

Existing Floor and Roof Plan: Drawing No ENB-0010

Proposed Floor and Roof Plan: Drawing No ENB-002B

Existing Elevations: Drawing No ENB-0030

Proposed Elevations: Drawing No ENB-004A

Reason: - To ensure provision of a satisfactory development.