
Site Address:	10 Bath Road, Emsworth, PO10 7EP		
Proposal:	Single storey extension to rear of property and porch to front entrance.		
Application No:	APP/16/00626	Expiry Date:	16/08/2016
Applicant:	Mr Doran		
Agent:	Mr Benn	Case Officer:	Harriet Pitney
	RBA Architects Limited		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

10 Bath Road is an end of terrace property comprising elevations of brick construction with a pebble dash finish to the first floor and a slate tiled pitched roof. The site is relatively level with open vehicular access to the front driveway. The property is separated from the next terrace by a shared access between 10 & 11 Bath Road. To the front of the property there is a two storey bay with a pitched roof.

The property sits within Town Mill Pond, within the Emsworth Conservation Area and looks over the Mill Pond. To the rear of the property is the telecommunications building sited on Warblington Road.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

None relevant

3 Proposal

This application is for a single storey extension to the rear of the property measuring 3.8 metres in length, 5.6 metres in width and 3.8 metres in height and a porch to the front entrance measuring 3.5 metres in height, 2.2 metres in width and 1.3 metres in width.

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

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No comments received

Conservation Officer

Conservation Officer No objection subject to conditions

The significant view of the property from within the Conservation Area is of the front elevation from the waters edge and across the Mill Pond. The Emsworth Conservation Appraisal identifies the fronts of the properties in Bath Road as being important. The only change to the front elevation is the construction of a new porch. The proposed design for the porch is in keeping with other properties on Bath Road. No details for materials and finishes to the porch have been given these will need to be conditioned. The porch does not harm the characteristics or views from within the Conservation Area.

The addition of the extension to the rear of the property is a significant change however the extension is not visible from any public space within the Conservation Area and does not affect the view into the Conservation Area and so is not harmful to the Conservation Area. I would suggest that introduction of Aluminium finish sliding/folding doors to the rear extension would be out of keeping with the windows to the first floor. The render finish to the extension is in contrast to the brick of the first floor however it picks up the render to the first floor at the front.

Condition:

Materials to match for brickwork.

Materials to be submitted for porch

Note:

There is no mention of the treatment of the low boundary wall to the front of the property that abuts the share rear access.

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: 3

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 01/07/2016

Number of representations received: 1

Summary:

A- Loss of light- addressed within (7.1- iii)

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 streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered to be acceptable in principle subject to the usual development control criteria.

(ii) Impact upon the streetscene

The only element of the proposal visible from the streetscene of Bath Road is the addition of a front porch. The design of the proposed porch is considered to be inkeeping with the character and appearance of the existing streetscene and it is therefore not considered that this aspect of the proposal would result in any detrimental impact on the visual amenity of Bath Road.

The addition of a front porch in this location is likely to enhance the character of the area as the majority of the properties within Bath Road benefit from front porches and is a strong characteristic of the existing streetscene.

The proposed single storey extension to the rear of the property would not be visible from the public realm and is therefore not likely to result in any adverse impact on the visual amenity of the surrounding locality.

On this basis, the proposal would appear to comply with the principles and objectives of Policy CS16 of Havant Borough Councils Core Strategy, 2011 and Design Guidance.

(iii) Impact upon residential amenity

When assessing the impact of the proposal on the residential amenity, it is important to note that the neighbouring property to the North (9 Bath Road) already benefits from a single storey extension which extends approximately 2 metres from the rear wall of the dwellinghouse. On this basis, the proposed extension will only exceed a further 1.8 metres beyond the adjacent neighbours existing extension.

The proposal does not incorporate any windows within the northern elevation and therefore would not result in any overlooking or loss of privacy. Whilst it is noted that

the proposal will result in some loss of light, this is not considered to be to such an extent as to warrant a refusal of planning permission. It is important to note that the applicant could construct an extension under Permitted Development which extends 3 metres beyond the rear wall of the existing dwelling, therefore the additional 0.8 metres to the overall depth of the extension is not considered to be harmful or detrimental to the residential amenity of 9 Bath Road. It is considered that there is sufficient distance between the proposed extension and 11 Bath Road as to not result in any negligible impact on neighbour amenity.

The proposed porch to the front of the property is set back from the highway and has been designed so that there is sufficient distance between both 9 & 11 Bath Road as to not result in any harmful or detrimental impact on neighbour amenity.

On this basis, the proposal is considered to comply with the principles and objectives of Havant Borough Councils Core Strategy, 2011- 1. e).

8 Conclusion

The proposal is considered to be acceptable and in accordance with Policy CS16 of Havant Borough Councils Core Strategy, and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00626 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally for the front porch have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The external materials used for the rear extension shall match, in type, colour and texture, those of the existing building and those specified within the submitted details 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.
- 4 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Location plan (1606- 0.001- D2)- received 17th June 2016

Block plan (1606- 1.002- D2)- received 21st June 2016

Existing plans (1606-0.001- D2)- received 17th June 2016

Proposed plans (1606- 1.001- D2)- received 17th June 2016

Reason: - To ensure provision of a satisfactory development.