
Site Address:	67 New Brighton Road, Emsworth, PO10 7QR		
Proposal:	Single storey rear extension.		
Application No:	APP/16/00736	Expiry Date:	13/09/2016
Applicant:	Mr & Mrs Burnie		
Agent:	Mr C Clements	Case Officer:	Harriet Pitney
	Downland Design Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi-detached, two storey dwelling with a tile hung pitched roof and elevations of red brick. 67 New Brighton Road is one half of a pair of large semi detached Edwardian properties that have been identified as being buildings of local interest.

The site is relatively level with open vehicular access to the front driveway and existing detached garage providing adequate off road parking provision for a minimum of 3 vehicles.

The rear garden is mainly laid to lawn and is enclosed by a brick boundary wall approximately 2 metres in height.

The area is residential in nature with a medium density of dwellings, which vary in terms of style, age and design.

2 Planning History

92/57373/000 - Proposed replacement detached garage., PERM,

3 Proposal

This application is for a single storey rear extension measuring 2.75 metres in width, 8.7 metres in length and an overall height of 3.8 metres.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Conservation Officer

No objection subject to conditions

67 New Brighton Road is one half of a pair of large semi detached Edwardian properties that are identified as being buildings of local interest. The dwelling is constructed of red brick with distinctive white painted quoins and low plinth.

The proposal is for a single storey side extension to the rear portion of the north elevation along the kitchen and study. The door way from the Dining room into the existing kitchen is to be blocked up and the new kitchen wall is stepped slightly in from the side elevation of the dining room. The proposed extension then steps out just beyond the original side elevation along the proposed breakfast room area. Although it is a side elevation it will only be visible at an acute angle from the road and so will not impacted significantly on the character of the original dwelling.

Externally the materials proposed for the extension are: painted timber windows, painted aluminium bifold doors; standing seam metal roof, colour lead/slate grey; with painted rendered walls and rendered plinth and quoins.

Timber windows reflect the character of the property however the glazing up into the gable marks the extension out from the original part of the property. The change to rendered walls instead of brick with rendered quoins identifies the extension as an addition and allows the properties development to read. Having render presently in the building subtly connects the extension to the dwelling.

To the west elevation there is set of three painted aluminium bi-fold doors opening onto the garden. They will not be visible from the front of the property and although contemporary additions their impact is minimised.

Conditions:

Window details to be submitted

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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
- (iv) Impact upon building of local interest

(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

Whilst the proposed extension is classed as a single storey rear extension, its position results in the development becoming visible from the side elevation (north), albeit only from an acute angle from the road. On this basis, it is not considered that the proposed extension would impact significantly on the character of the original dwelling or the character and appearance of the surrounding locality.

Notwithstanding the above, the development is of a scale and design which respects the existing built form of the original dwelling and it is therefore considered that the proposal would accord with the principles and objectives of Policy CS11 & CS16 of Havant Borough Councils Core Strategy, 2011.

(iii) Impact upon residential amenity

The property benefits from a large plot, whereby the adjacent neighbouring property to the north (69 New Brighton Road), would be sited approximately 15 metres away from the proposed extension. On this basis, it is not considered that the proposed development would result in any detrimental impact on neighbour amenity through loss of light, privacy, outlook or overlooking, given the sufficient distance between the two properties.

As discussed above, whilst the proposed extension is classed as a single storey rear extension, the development will not extend beyond the far rear wall of the dwelling and therefore will not result in any impact on the neighbour to the south (65 New Brighton Road).

On this basis, the proposal is considered compliant with Policy CS16 of Havant

Borough Councils Core Strategy, 2011- clause 1. E).

No objections were received in relation to this application.

(iv) Impact upon building of local interest

The proposal has been assessed by the Councils Conservation Officer who has verified that the proposal will not impact significantly on the character and appearance of the original dwelling.

8 **Conclusion**

The proposed development is considered to be acceptable and in accordance with policy CS16 of Havant Borough Councils Core Strategy. The scheme is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00736 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 Compulsory Purchase Act 2004.

- 2 The extension hereby approved shall be rendered and painted white to match the detailing on the original dwelling unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the architectural character and appearance of the original dwelling which is identified as a building of local interest is maintained in accordance with policies CS11 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 Notwithstanding the approved plans, no above ground construction works shall take place unless and until detailed drawings of the windows and doors have been submitted to, and approved in writing by the local planning authority.
The details to comprise:-
 - a) Plans to clearly identify the windows in question and their location within the property.
 - b) 1:20 elevation and plan; 1:5 section and full size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading)
 - c) The materials used, method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: In order to safeguard the building's special architectural and historic

interest in accordance with policies CS11 and CS16 of Havant Borough Council 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/Block plan (Drawing No: 1632-00)- received 19th July 2016
Existing ground floor plan (Drawing No: 1632-01)- received 18th July 2016
Existing north elevation (Drawing No: 1632-02)- received 18th July 2016
Existing west elevation (Drawing No: 1632-02)- received 18th July 2016
Existing east elevation (Drawing No: 1632-03 - received 18th July 2016
Existing East Elevation (Drawing No: 1632-03)- received 19th July 2016
Proposed north elevation (Drawing No: 1632-04)- received 21st July 2016
Proposed east elevation (Drawing No: 1632-03)- received 19th July 2016
Proposed west elevation (Drawing No: 1632-02)- received 18th July 2016
Proposed ground floor plan (Drawing No: 1632-01)- received 18th July 2016

Reason: - To ensure provision of a satisfactory development.