
Site Address:	Beach House, 1A Beach Road, Emsworth, PO10 7JS		
Proposal:	Front extension to form garage.		
Application No:	APP/16/00352	Expiry Date:	02/06/2016
Applicant:	Mr & Mrs Stepien		
Agent:	Mr Brown	Case Officer:	Tina Pickup
	DPB Homes		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached two storey 1930's style dwelling located on the west side of Beach Road, close to the junction with Havant Road. It has white painted render elevations with red brick plinth and tile hanging between the bay windows, set beneath a hipped plain tiled roof. No 1A is set back from the highway with a front garden area enclosed by a low brick wall. Planning permission was granted for an additional dwelling to be constructed within the long rear garden in July 2015 and this is currently under construction. That development involved the demolition of the previous side double garage (to the north) to enable access to the rear. Accordingly the front house, No 1A currently has no garaging.

There is a significant walnut tree close to the front boundary wall, approximately centrally sited within the plot. The only vehicular access is currently to the north of the dwelling, now shared with the new rear plot. There is currently a pedestrian gate to the south. The dwelling has a lean-to style utility room running along the southern boundary, hidden behind a parapet wall with side entrance door.

2 Planning History

96/56312/000 - First floor rear extension, conservatory to rear and new pitched roof over existing flat roofed bay to rear, PERM,06/09/1996

06/56312/001 - Two storey side extension, single storey extension to the rear to link the two existing conservatories PERM,23/01/2007

09/56312/002 - Extension of time limit for implementation of Planning Permission

06/56312/001 for a two storey side extension, single storey extension to the rear to link the two existing conservatories., PERM,09/02/2010

APP/15/00531 - Construction of 1No. detached 3 bed chalet bungalow with vehicular access from Beach Road following demolition of existing garage., PERM,13/07/2015

APP/15/01244 - Construction of 1No. detached 3 bed chalet bungalow with vehicular access from Beach Road following demolition of existing garage. Request to

Discharge Conditions Nos 2, 3, 4, 5, 6, 7, 8, 9 and 12 of Planning Permission

APP/15/00531., PERM,14/12/2015

3 Proposal

It is proposed to add a 3m deep front extension to the existing utility, on the southern side of the dwelling, to create a garage. To serve this garage it is also proposed that

the existing pedestrian gate would be widened to create a vehicular access and the frontage garden area would be largely hardsurfaced, leaving some landscaped beds along the front wall and under the bay windows. This would create an in-out drive sharing the existing northern access point.

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)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - no objection to in from south and out using shared drive to north

Arborist - The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in this MS & TPP report is strictly adhered to (inclusive of site monitoring works) the Walnut tree will survive the development unscathed and to continue to grow on safely and healthily in the future.

Therefore I have no objections to this scheme in arboricultural terms

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: 21

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 on 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.

(ii) Impact upon the streetscene

The proposed front extension to create a garage retains the original parapet wall and includes side opening doors and a shallow pitched roof, which creates a traditional visual appearance in street scene terms. The dimensions have been kept to an absolute minimum with an eaves of just 1.9m and ridge of 2.3m. Overall the addition is considered modest and in keeping with the 1930's character of the host dwelling and compliant with Policy CS16 clause 1.c).

(iii) Impact upon residential amenity

The forward extension is pulled away from the boundary marginally to allow the retention of the existing dense evergreen hedge that provides screening on this southern boundary with No 1. Since the height has been kept so low, then it is not considered that the proposed front extension will have any detrimental affect on the outlook from No 1 adjacent.

(iv) Impact on tree

During the course of determining this application supporting arboricultural information was requested and submitted, demonstrating that the proposed driveway can be adequately constructed with cellular confinement surfacing. Provided the terms of the Methodology Statement and Tree Protection Plan are adhered to, then there is no arboricultural objection.

8 Conclusion

The proposed front extension and associated alterations to the front driveway are considered appropriate to the street scene and compliant with relevant policy.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00352

(A)

(B) 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 All works of external repair, restoration and replacement shall faithfully match the original features, unless otherwise agreed with the Local Planning Authority in writing.

Reason: To secure a satisfactory and sympathetic form of development and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The methodology prescribed in the Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Constraints Plan and Tree Protection Plan dated 26 May 2016 shall be adhered to at all times, inclusive of site monitoring works, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To safeguard the health and well being of the Walnut Tree.

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

Location and Block Plan Drawing No. 15/175/103 P1
Existing and proposed Site Plan Drawing No. 15/175/102 P1
Existing and proposed Elevations and Plans Drawing No. 15/175/101 P2

Reason: - To ensure provision of a satisfactory development.