
Site Address:	9 St James Road, Emsworth, PO10 7DN		
Proposal:	Erection of garden room to replace existing.		
Application No:	APP/15/01369	Expiry Date:	25/04/2016
Applicant:	Mr G Davies		
Agent:		Case Officer:	Emma Chisnall
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

9 St James Road is a large detached house constructed of red brick walls with a pitched concrete tiled roof. The amenity space to the front is moderate in size and is used as part garden space and part hard-surfacing to the south of the dwelling for the provision of parking 2 cars. The boundary to the front of the dwelling is low 0.4m brick and is open. The dwelling is on sloped ground from east to west and to the rear of the dwelling there is a large amenity space which is part hard-surfaced with decking to the rear of the dwelling with the rest used as garden space. The boundary to the north is adequate and for No 9 is low rendered wall at 0.5m high but the neighbouring property have put 2m fencing on their side. To the south the boundary is the same low 0.5m rendered wall but there is hedging and trees in place which provide additional cover.

2 Planning History

92/57427/001 - Erect extension of kitchen with conservatory, PERM,
08/57427/002 - First floor extension to the rear of the property., PERM,06/01/2009

3 Proposal

Erection of garden room to replace existing. Measurements are 5.2m deep, 5.2m wide and 2.8m high. In order to adhere to flood mitigation the garden room will be lifted onto a new decking level approx 0.7m high meaning the overall height will be 3.5m high.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Havant Borough Design Guide Dec 2011

Havant Borough Council Parking and Cycle Provision SPD March 2010

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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

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) Flooding

(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 application proposes to move and increase the size of the existing garden room at the back of the garden.

(ii) Impact upon the character of the area

The proposed garden room will be positioned at the rear of the garden behind the dwelling and will therefore not be viewable from the streetscene nor the public realm. Due to the size of the proposed garden room and position it has within the rear amenity space it is considered the development would not impact the character of the area nor the original house.

The materials proposed for the garden room appear to be typical of this type of development and although would not be matching to that of the existing dwelling are considered to have an acceptable impact.

(iii) Impact upon residential amenity

No 9 St James Road have the amenity space available to accommodate the proposed garden room. Due to the size of the height proposed at 3.5m and the distance away from the neighbouring boundaries it is considered the works would not impact light

levels reaching the neighbouring dwellings at No 7 and No 77 St James Road.

The proposed works involve the installation of a front door and window on the front elevation. This will give a view of the dwelling and due to the screening in place should not impact the privacy of No 7 nor cause overlooking.

The window proposed along the south elevation will look across to No 11 St James Road. The shortest distance of the garden room to the shared boundary is 2.6m and this alongside the screening in place are considered adequate measures to protect the amenity of No 11.

The development can therefore be considered acceptable.

(iv) Flooding

The applicant will incorporate resilience measures into the design and in order to adhere to flood mitigation the garden room will be lifted onto a new decking level approx 0.7m high meaning the overall height will be 3.5m high.

8 Conclusion

No 9 St James Road occupies a plot with generous space to the rear. The curtilage can accommodate the proposed garden room to the size and scale proposed without compromising the private amenity space of the neighbouring dwelling or character of the area. The application accords with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/15/01369 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Front and Side Elevation with Block and Location Plan.
Reason: - To ensure provision of a satisfactory development.
- 3 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation is not to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.