
Site Address: 58 Kings Road, Emsworth, PO10 7HW
Proposal: Rear extension to replace existing conservatory, revised side extension and revised front porch with new roof structure to entire dwelling allowing for revised and extended first floor accommodation.
Application No: APP/16/00033
Applicant: Mr & Mrs Palmer
Agent: Mr Farrer
Ward: Emsworth

Expiry Date: 08/03/2016
Team: Team 2
Case Officer: Bee Crawford

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow which benefits from previous extensions. It has a brown tiled pitched and hipped roof with flat roof dormers to front and rear and elevations of white painted render. The site is level with dual open vehicular access to the front and an area of grass and shrubs, with 2 metre high hedging to the front (eastern), northern and southern boundaries. The rear garden is in excess of 20 metres deep and mainly laid to lawn with a patio area, shed, mature trees and shrubs. It is enclosed by a 2 metre high hedge to the southern boundary, a wire fence and shrubs to the northern boundary and a 1.8 metre high fence and shrubs to the rear (western) boundary.
- 1.2 A detached two storey property is to the north, the rear aspects and gardens of properties in Western Parade and Bath Road are to the south, the large garden of a property in Warblington Road is to the rear and a detached bungalow lies opposite. The area is of low to medium density with a mixture of detached bungalows and two storey properties of similar and individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for alterations to include the provision of a new roof to the entire dwelling raising the ridge height by 1.7 metres and new gable ends with barn hips to both sides (north and south), providing revised and extended first floor accommodation. The scheme incorporates one rear and two front hipped and pitched roof dormers, a single storey rear extension to replace the existing conservatory, replacement single storey side extension and the provision of a new front porch. The proposed rear terrace does not require planning permission.

4 Policy Considerations

National Planning Policy Framework

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

5 Statutory and Non Statutory Consultations

Jamie Gargett, Development Control

No arboricultural objections were raised for this proposed development.

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) Appropriateness of design
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposed extension would be visible from the public realm, although the new porch is the only element of the scheme which would extend closer to the highway by approximately 1.15 metres. There is a distance of 7 metres from the front elevation of the property to the highway. Whilst the increase in the footprint of the property would be minimal, the development would significantly alter its appearance increasing

the amount of accommodation at first floor, although a similar scheme has been successfully implemented to the neighbouring property at number 56. It is considered the proposal to consolidate the existing extensions would update and enhance the exterior of the property.

- 7.4 The relationship between the immediate neighbouring properties is such that the extension is unlikely to harm the degree of spaciousness in this part of the road. The design and appearance of the extension is therefore deemed appropriate in context to the main building, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.5 The proposed new roof will be visible from the neighbouring properties adjacent to the application site, extending over the existing single storey additions and incorporating new dormers to front and rear. However the roof is pitched and barn hipped, which would reduce any perception of the roof being overbearing and there is no increase in the footprint of the property apart from the new front porch. The new roof height is comparable to that of the extension to number 56 Kings Road.
- 7.6 There are two new ground floor side windows to the north elevation, however there is good screening to this boundary and the new extension replaces the predominantly glazed conservatory. There are no additional ground floor windows to the southern elevation, which again benefits from existing screening.
- 7.7 The proposed rooflight in the southern roofslope serving the landing/study would be in excess of 20 metres away from the rear elevations of the properties in 60 Kings Road, 7 and 8 Western Parade, which adjoin the southern boundary of the application site. This is the distance recommended in the adopted supplementary planning guidance of the Havant Borough Council Design Guide and it is therefore considered that this window would not result in an unacceptable degree of overlooking.
- 7.8 With respect to the new front and rear dormers, the existing dormer to the rear has french windows which open onto a flat roof terrace, consequently a degree of overlooking already exists and it is noted the proposal includes the removal of this terrace. The replacement front dormers are well proportioned, set in from the edge of the roof and have dual aspect glazing to the dormer cheeks which is considered to be a high quality design feature. It is judged that any subsequent overlooking would not be harmful to the neighbouring properties. The application site backs on to the end of a large rear garden of a property in Warblington Road which would not be adversely affected by the proposal.
- 7.9 It is therefore considered that the proposal is unlikely to appear overbearing or lead to unacceptable or additional overlooking and would have negligible impact on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00033 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, together with grey slate roof tiles.

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

Drg No. EX_01	Existing floor plans
Drg No. EX_02	Existing elevations plan
Drg No. P_01 A	Proposed floor plans
Drg No. P_02 A	Proposed elevations plan
Drg No. P_03	Location plan, proposed block and section plan

Reason: - To ensure provision of a satisfactory development.