
Site Address:	5 Lewis Road, Emsworth, PO10 7RP		
Proposal:	Single storey side extension and rear extension to form an annexe.		
Application No:	APP/15/00801	Expiry Date:	02/10/2015
Applicant:	Mr J Hunt	Team:	Team 2
Agent:	Mr D Niven	Case Officer:	Rachael McMurray
	David Niven Design Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

No. 5 Lewis Road is located on the corner of Lewis Road and Ward Crescent in Emsworth. It forms a two-storey, end of terrace dwelling of yellow brick and tile construction. There is a curved brick boundary wall which extends along the side boundary enclosing the rear amenity space. There is an area of hardstanding to the front of the house for on site parking of up to three spaces. This is enclosed by a low brick boundary wall. There is an existing flat roof extension on the side / south elevation and an existing conservatory on the rear elevation.

2 Planning History

07/57483/002 - Use of premises for mixed / businesses purposes utilising utility room as salon. Approved.

07/57483/003 - Loft conversion with dormer to rear elevation. Refused.

07/57483/004 - Loft conversion with dormer to rear elevation. Approved.

3 Proposal

Removal of existing conservatory and side extension and erection of a new side and rear extension with a pitched roof to form an integral annexe.

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)

Havant Borough Local Plan (Allocations) July 2014

DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways:
No objections

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: 1 x objection which is summarised below:

i. The existing conservatory blocks the drain and cannot be accessed for maintenance as it is too close to the shared boundary. The proposed extension should be set off the boundary.

7 Planning Considerations

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 the design and effect on the street scene
- (iii) Effect on the neighbouring properties
- (iv) Use of the extension

(i) Principle of development

The site is located in an urban area whereby development is considered to be acceptable in principle subject to other development management considerations. The provision of integrated annexe accommodation is acceptable.

(ii) Appropriateness of the design and effect on the street scene

The proposed extension relates well to the main dwelling in terms of its design, as it would feature a pitched roof which is an improvement to the current flat roof extensions. As the site is located on a corner plot, it would be visible within the streetscene however, as the design is considered to be acceptable, there would not be an adverse impact on the visual amenity of the streetscene. Adequate amenity space would still be retained in the rear garden area.

The site can accommodate on site parking for two vehicles. The application would

increase the number of bedrooms so in theory, there is a shortfall of parking on the site. However, there is on street parking available outside of the site which is not currently an amenity issue as the majority of dwelling on Lewis Road has off road parking. As the Highways Engineer has not raised an objection against the application, it would be unreasonable to refuse the application on these grounds.

(iii) Effect on the neighbouring properties

The extension would be set off the shared boundary with No. 6 by 0.6m, which is an improvement to the existing conservatory which is immediately adjacent to the shared boundary. At a depth of 4m, the extension is considered to be an acceptable scale so as not to form an overbearing form of development on the neighbouring property.

(iv) Use of the extension

The annexe would be contained within the main property and would not have a separate entrance. It would be important that the ancillary relationship between the granny annexe extension and existing dwelling be maintained, as separate occupation would suffer from lack of amenity space comparable with the immediate locality and would result in an intensive use of a small curtilage, out of keeping with the character of the area. It would be potentially harmful to neighbouring amenities by added activity, noise and disturbance. Furthermore, the creation of a separate dwelling could have an in-combination impact on designated habitats, which has been considered by the recent Solent Disturbance Mitigation Project; policy CS11 (11) and policy DM24, albeit further work is needed to ascertain a fair and proportionate approach to mitigation, including the impact of small residential developments and although provisions are not currently in place for measures to be undertaken or contributions to be made for development of the scale proposed here, this is likely to change in the future as further work is undertaken and the emerging policy acquires greater weight. For these reasons and due to parking (considered below) a planning condition would be needed to ensure the extension does not become a separate unit of accommodation.

8 Conclusion

The application 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/15/00801 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 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 whatsoever.

Reason: Separate accommodation would lack adequate amenity/garden and parking space resulting in an unsatisfactory form of development which would not accord with policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012. It might also generate the need for mitigation of the in-combination impact of new dwellings on designated habitats which is subject to the provisions of the Policy DM24 of the Havant Borough Publication Local Plan (Allocations) and the adopted policy CS11 (11) of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site Plan - P1

Block Plan - P2

Existing floor plan - 15/1084/1

Existing elevations - 15/1084/2

Proposed floor plans - 15/1084/3

Existing floor plans - 15/1084/4

Reason: - To ensure provision of a satisfactory development.