
Site Address: 29 Record Road, Emsworth, PO10 7NS
Proposal: Proposed two storey side extension, with loft conversion and rear dormer windows.
Application No: APP/15/00020
Applicant: Mr & Mrs Lee
Agent: Mr Page
Ward: Emsworth

Expiry Date: 09/03/2015
Team: Team 2
Case Officer: Richard Nash

GRP Architectural Design

Recommendation: **REFUSE PERMISSION**

1 Site Description

The application site comprises a two storey semi-detached dwelling of traditional character and brick and tile finish, located within a generous plot on the east side of Record Road, south of its junction with Park Crescent. The dwelling is set back from the public highway by approximately 10 metres and the site has established boundary treatments, including a brick wall and hedging to the front. The locality is predominantly characterised by medium density residential development.

2 Planning History

None.

3 Proposal

The current application proposes a two storey side extension and loft conversion with rear dormer windows. An element of this proposal, comprising internal works and a rear dormer window to the existing dwelling, could be carried out as permitted development under planning legislation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

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

5 Statutory and Non Statutory Consultations

Development Engineer: No Adverse Comments.

County Ecologist: None Received.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

Objection on grounds of: overlooking; loss of light; shadowing; loss of privacy and peaceful enjoyment; impact on parking; loss of path around garage and proximity to boundary; potential damage to boundary hedge; potential impact on drainage and lack of space for soil and vent pipes; out of character with street scene and locality; overdevelopment.

Comment:

These matters are discussed in Section 7.

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) Impact on the application site and locality
- (iii) Impact on residential amenity

(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. Furthermore, the provision of an extension and alterations to a dwelling of this scale and character would normally be acceptable in principle.

(ii) Impact on the application site and locality

The proposed extension would partly replace a single storey garage of modest scale. The proposal would ensure that a good degree of external amenity space was retained at the property and the Applicant has provided a plan showing how sufficient parking could be provided. However, construction of the proposed extension would mean the resultant dwelling would effectively fill the width of the plot, whereas a distance of at least 1 metre from the boundary would normally be considered appropriate. This effect of overdevelopment would be amplified by the height, depth and bulk of the proposed extension in this case.

Furthermore, although set back from the highway, the height and bulk of the extension would be such that it would be quite apparent in the street scene. The dwelling is one of a pair of attractive semi-detached period houses. The adjoining property has had benefit of planning permission for a more modest and subservient garage conversion and extension, and the current proposal would result in the dwellings having a detrimental unbalanced appearance.

(iii) Impact upon residential amenity

The proximity of the proposed extension to the boundary with the property to the south (27 Record Road), coupled with the height and depth of the proposed extension, would present a mass of flank wall to that property. It is considered that this would be detrimental to the amenities of the neighbouring property, in terms of overbearing effect and outlook. The proposal would also result in a degree of additional evening shadowing to the adjoining property, but it is considered that this would be unlikely to be at a degree that could be considered detrimental.

It is further considered that, due to their height and proximity to the boundary of the site, the first floor and dormer windows to the proposed extension would result in a detrimental degree of overlooking of number 27. The same might be said of the proposed dormer window to the existing dwelling and its impact on 31 Record Road, to the north. However, given that this could be constructed as permitted development, it is unlikely that a reason for refusal of the application based on this issue could be sustained.

Regarding other issues raised in the representations made on the application, loss of the path around the garage and potential damage to the boundary hedge would be civil matters and thus not material planning considerations, whilst drainage and provision for soil and vent pipes would be properly dealt with under the Building Regulations.

8 Conclusion

The provision of an extension and alterations to a dwelling of this scale and character would be acceptable in principle. However, development of the site in the manner proposed would give rise to an unsatisfactorily cramped development. Furthermore, having regard to the bulk, scale and design of the proposal and its relationship with the adjoining dwelling to the south, the proposed development would be detrimental to the amenities and quiet enjoyment of the adjoining property. The planning application should therefore be refused.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/15/00020, for the following reasons:

- 1 Development of the site in the manner proposed would amount to over-development, in that it would give rise to an unsatisfactorily cramped development. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 2 Having regard to the bulk, scale and design of the proposal and its relationship with the adjoining dwelling to the south, the proposed development would be detrimental to the visual amenities and the quiet enjoyment of the adjoining property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.