
Site Address:	10 Highland Close, Emsworth, PO10 7JP		
Proposal:	Two storey extension to rear of property.		
Application No:	APP/15/00025	Expiry Date:	06/03/2015
Applicant:	Mrs Edgington	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Emsworth		

Recommendation: **REFUSE PERMISSION**

1 Site Description

Highland Close is a small cul-de-sac north of the Havant Road, comprising a mix of 1970's style detached and semi detached dwellings. There is a mix of red and buff brick dwellings, each having some contrast tile hanging/wood panelling panels beneath tiled roofs with gable ends. The dwellings are set back from the highway and most have side driveways and garages. The area is relatively spacious. Number 10 is on the south side of the cul-de-sac having its rear (southern) boundary, which comprises an approximate 1.5m high wall with 1.8m close boarded fence set inside, forming the boundary to the Havant Road. The property has a flat roofed single storey garage located to its east, where 2 detached dwellings on Highland Grove are set at right angles to the application site, along the length of the application site.

The front door of the property is actually on its side, western elevation, where there is a separation distance of approximately 2.8m to the side elevation of No 9 to the west. This property is slightly staggered in its location, being further forward within the plot than No 10. No 9 has a flat roofed single storey rear extension which is a 'sun room' with south facing patio doors.

To the rear, the application site has a flat roofed conservatory with roof that provides a covered link to the rear of the garage. 1.8m high close boarded fence provides the two side boundaries.

2 Planning History

None

But in November 2014 a Gen enquiry confirmed that a proposed full width 4m deep single storey rear extension was permitted development (GEN/14/01069 refers)

3 Proposal

The proposal is for a two storey rear extension which involves the ground floor full width 4m deep ground floor element (already indicated as p.d.) with a half width two storey element above. This 2 storey element would be 5.47m wide and the full 4m deep, located on the western half of the property- it would have eaves to align with the main dwelling and a pitched roof with gable end.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

and The Borough Design Guide SPD, Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - [no adverse comment](#)

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3 (2 from same address)

Summary: double storey extension will take away and cause loss of light to our garden, patio and sunroom; we spend a lot of time in our sun room and garden and proposal will impact our enjoyment of our property and quality of life; proposed build will extend along our eastern boundary affecting morning sunlight, associated radiant heat and our outlook; would not object to a single storey extension;

Comment: The issue of light & outlook will be considered below.

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 and design
- (iii) Impact upon 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. It has been ascertained that the ground floor element of the proposal could be constructed as permitted development and accordingly this application considers the first floor element and its added impact.

(ii) Impact upon the streetscene and design

As a rear extension there will be no visual impact to Highland Close, but due to the sites rear boundary abutting the Havant Road, the two storey element will be visible above the boundary wall. The rear elevation of the property is currently 'bland' with just one window and two drain/outlet pipes visible - it is not a particularly attractive elevation. The proposed extension would visually improve the aesthetics of this rear elevation and result in a well proportioned, balanced extension that would actually improve the visual appearance from the Havant Road street scene. Accordingly, in design terms alone, the proposed extension is considered to comply with policy CS16 clause 1. (c) and the Design Guide SPD.

(iii) Impact upon residential amenity

However, in terms of potential harm to the amenity of neighbours, the proposed extension is considered to adversely affect the light available to No 9 and the outlook from their sun room and private sitting out area. Due to the staggering of the properties, the existing two storey rear elevation of No 10 is aligned with the rear elevation of the sun room extension at No 9. Therefore the 4m proposed extension would be a full 4m beyond the neighbours sun room and from within this sun room the two storey side wall would be visible and overbearing, detrimentally affecting the outlook from within this room and the private sitting out area immediately outside. Some overshadowing would result, with a loss of morning light. Applying the 45 degree daylight assessment code as recommended in the adopted Design Guide SPD the proposed extension just complies and the line does not breach the rear patio doors of the sunroom - but it does the side facing window in the sun room.

In terms of daylight, the impact is mixed. The 45 degree code indicates the loss of light to the neighbours ground floor sunroom would be minimal, due in part to the separation distance between properties. However, there is no doubt that the proposed extension would cause some morning shadowing to the garden and sitting out area of No 9. Furthermore the presence of a full 4m long two storey high side elevation 1.6m from the boundary and with a gable end, would be bulky and immediately visible. This would create a sense of overbearing, loss of outlook and being hemmed. This is considered to detrimentally affect the living conditions and amenity of the occupiers of the adjacent dwelling, contrary to Policy CS16 clause 1. (e).

This issue has been discussed with the applicant and amendments requested, the suggestion being to pull back the first floor element by 1m and add a hipped roof rather than gable end, which would remove a lot of the bulk from the west elevation. The applicants have considered their options, including possibly withdrawing this application, and are as yet undecided on a solution that would alleviate the concerns raised. Therefore they have requested this application be determined and may well re-submit a revised design within 12 months of the date of decision.

8 Conclusion

It is considered that the proposed two storey extension would result in an unacceptably bulky and overbearing west elevation, having a detrimental impact on

the amenity of the adjacent residents by way of loss of light and outlook. The proposal is therefore recommended for refusal.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/15/00025 for the following reasons:

- 1 The proposed 4m two storey extension would result in an excessive building bulk adjacent to an existing residential property, detrimental to the visual outlook and amenities of the occupier of No 9 Highland Close. Furthermore the proposed extension would result in some overshadowing of the neighbours sunroom and private sitting out area, to the detriment of their enjoyment of their 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.