
Site Address:	31 Bath Road, Emsworth, PO10 7ER		
Proposal:	Single storey pitch roof rear extension.		
Application No:	APP/13/00888	Expiry Date:	04/11/2013
Applicant:	Mr & Mrs Bowker	Team:	Team 2
Agent:	Mr B Matthews	Case Officer:	Bee Crawford
	HDA Projects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style two storey mid terraced cottage with flat roofed dormers to front and rear, situated in Emsworth Conservation Area. It has a pitched tiled slate roof with white rendered elevations to the front and cream rendered elevations to the rear. The site is open to the front and block paved providing a parking area, with a dwarf wall and railings to the northern and southern boundaries. The rear garden is level and whilst of a limited width, it is in excess of 20 metres in length consisting of a patio area, shrubs and a path leading to a detached double garage. The northern and southern boundaries are enclosed with 1.8 metre high fences and the western (rear) boundary is obscured by the existing garage which extends over the width of the site.
- 1.2 The adjoining neighbouring two storey properties are of a similar age, style and design, with the property to the north being end of terrace. There is an access road to the rear, with properties in Watersedge Gardens beyond and the front of the property faces onto Emsworth Mill Pond. The area is of medium density with a mixture of two storey detached, semi-detached and terraced properties of individual age, style and design, reflecting the nature of the Conservation Area.

2 Planning History

APP/10/00486 – Rear dormer window, permission granted 26/10/2010.

99/61862/001 – Detached double garage to rear, permission granted 20/09/1999.

99/61862 – Single storey rear addition, permission granted 31/07/1996.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear infill extension of 2.7 metres in depth, 3.15 metres in width with a pitched roof to a height of 2.5 metres to the eaves and 3.3 metres to the ridge, tying into the existing mono-pitched rear extension and flat roof rear extension.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No response received.

Conservation Officer

Unlisted building in Emsworth Conservation Area. Minor works to rear in form of a very modest single-storey extension under pitched slate roof. Well considered design for this awkward site. Well contained and screened from public view by neighbouring development. Neutral impact on conservation area. No objection.

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: 4

Number of site notices: 1

Statutory advertisement: 1

Number of representations received: 2

Two letters of objection have been received from two addresses raising the following concerns:

- 6.1 Obtrusive, oppressive, unbalanced and over-bearing design.
- 6.2 Loss of light causing unacceptable impact on amenity of adjoining property at number 30.
- 6.3 Proposed materials out of character.
- 6.4 Adverse impact on view from rear bedroom of number 30 as a result of proposed pitched roof
- 6.5 Setting a precedent for similar developments in the area.
- 6.6 Reduction of existing amenity area, causing disturbance and nuisance to neighbouring properties.

6.7 Inappropriate to character of original dwelling.

6.8 Overdevelopment of site.

7 Planning Considerations

Refer to DM20

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 the Conservation Area
- (iv) 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 subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposal is for an infill extension, tying in with the existing additions. The development would be subservient to the main dwelling with a shallow pitched roof that relates well to the main dwelling, extending beyond the neighbouring extension at number 30 by approximately 1.4 metres. The proposed materials would comprise a mixture of brick and glass which are considered to be appropriate to the main dwelling and the context of the conservation area. The proposal, along with the existing rear addition would result in varying roof forms however, this is not considered to result in adverse harm to the property given the small scale and not being visible from the streetscene. The garden of the property is of a generous depth and it is considered the proposal would not result in overdevelopment of the site and the remaining amenity space would not be compromised. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable.

(iii) Effect on the Conservation Area

7.4 The property is an unlisted building in Emsworth Conservation Area and the proposal is for a modest single-storey infill extension under a pitched slate roof. It is a well considered design and is well contained and screened from public view by neighbouring development. It would have a neutral impact on the Conservation Area. A heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations).

7.5 There has been a wide range of additions to properties in Bath Road, notably at number 37, the depth and volume of which is more significant than this proposal. Therefore it is not considered that the proposal would set a precedent for properties in the area, a significant number of which already benefit from extensions.

(iv) Effect on neighbouring properties

- 7.6 The proposal would be of a modest height with a shallow pitched roof, projecting approximately 1.4 metres beyond the extension at number 30 Bath Road. It would be partially screened by the existing 1.8 metre high boundary fence however, concern has been raised that the siting of the proposed extension could lead to a loss of light to the neighbouring property at number 30 Bath Road. The Havant Borough Council Borough Design Guides states 'the design of a rear extension should avoid the loss of light to neighbours. It also advised that 'Obstruction of light and outlook from an existing window can be mitigated against if the extension does not result in the centre of the existing windows being within a combined plan and section 45 degree overshadowing zone.' A 45 degree angle test indicates that the proposal would not impede the light or outlook of the neighbouring property.
- 7.7 It is acknowledged that no. 30 has been extended to the rear by a solid roofed structure which has extensive glazing/doors to the new rear wall. Were it not for this existing extension, the neighbouring 45 degree angle would be infringed by the proposal. However, the extent to which the proposal would create an additional impact in terms of daylight or overbearing (the length of 1.3m single storey extension which would project behind the no.30s extension), is quite modest, there is currently a 1.8m high fence in this position. A further factor is that outside conservation areas national regulations (the GPDO amended 2013), provide for an extension of this size, length and impact, subject to a prior notification process. Although permission is needed here due to the conservation area, the effects in terms of neighbouring amenity are similar. Mindful of these factors and in section 7.6, the degree of impact is not considered so great as to constitute a defensible reason for refusal.
- 7.8 Whilst the impact is not sufficient to warrant refusal, a small mitigation would be the use of a white/light-painted surface to the north side wall. A condition to require this can be used, with provision to allow unpainted brickwork in the event that the neighbour and applicant decide jointly against this in future.
- 7.9 The extension would not project beyond the line of the existing flat roof extension adjacent to the shared boundary with No. 32. It is therefore considered that the development is unlikely to lead to overlooking or appear overbearing to the neighbouring property at No. 32 Bath Road.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would not result in any harm to the character and appearance of the Emsworth Conservation Area and would not result in any significant loss in amenity to neighbouring properties. It is therefore 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/13/00888

(A)

(B) for the following reasons/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 external materials to be used shall match in type, colour and texture those on the existing building.

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 2012.

- 3 Unless otherwise agreed in writing by the Local Planning Authority, the north side wall of the extension shall be painted and permanently maintained in a white or light-painted finish.

Reason: In the interests of neighbouring amenities and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

1326 P 01 Location and block plans
1326 P 02 Existing floor and elevation plans
1326 P 03 Proposed floor and elevation plans
1326 P 04 Perspective view plans

Reason: - To ensure provision of a satisfactory development.