
Site Address:	6 Kings Road, Emsworth, PO10 7HN		
Proposal:	Erection of two storey rear extension following removal of existing conservatory.		
Application No:	APP/13/01150	Expiry Date:	13/01/2014
Applicant:	Mr Campbell	Team:	Team 2
Agent:	Mr Jay	Case Officer:	Jenna Shore
	The Planning Service		
Ward:	Emsworth	DMC Lead Member	

Reason for Committee Consideration:

Density:

HDS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a detached bungalow of traditional character and brick and tile finish, located within a reasonably sized plot on the south side of Kings Road, to the east of its junction with Beach Road. The plot also contains a detached garage building and varying boundary treatments.
- 1.2 The area is predominantly characterised by low density residential development. To the west of the site is number 4 Kings Road, one of a pair of semi-detached two storey dwellings. The rear garden of this property has an irregular shape and partially sits to the rear of the application site as well as to the side - the relative boundary treatments are of low hedging in each case. The rear boundary of the application site then steps back by approximately 13 metres to the side boundary of 28a Beach Road.
- 1.3 To the east of the site is number 8 Kings Road, an end of terrace two storey dwelling with a long and narrow garden in comparison to the application site. In this case the relative boundary treatment closest to the dwellings comprises a blockwork wall of approximately 2 metres in height.

2 Planning History

- 2.1 None

3 Proposal

- 3.1 The current application proposes the construction of a two storey rear extension and loft conversion following the removal of an existing conservatory. An originally proposed single storey rear utility room extension to the existing garage has been withdrawn from the current application. The proposed elements of the loft conversion contained within the roof of the existing dwelling would fall within the limits of permitted development, for which planning permission would not be required.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Supplementary Planning Documents forming part of the HBLDF

Residential Parking and Cycle Provision 2010

Borough Design Guide 2011

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Development Engineer:

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 6

Summary:

NB: Objections relating specifically to the now withdrawn garage/utility room extension proposal have not been summarised.

6.1 Potential loss of privacy from proposed east, west and south facing roof windows and in particular larger south facing window, overlooking adjacent properties.

Overbearing effect and impact on outlook on properties to east and west. Detailed analysis and illustrations of relative heights and distances are provided in relation to property to east.

Loss of daylight to windows of properties to east and west and garden of property to west/south. Detailed analysis and illustrations of relative heights and distances are provided in relation to property to east.

Adverse impact on scale and character of specifically designed, unique and attractive dwelling, by reason of scale, insensitive design and siting.

Allowing proposals beyond permitted development limits will lead to inappropriate development to collective detriment of area.

Hours of working should be confined to weekday and Saturday mornings and proper arrangements should be made for parking trade vehicles to preserve access for existing residents in narrow street. Road and pavement should be kept clear of mud and debris.

Comment:

- 6.2 The impact of the proposals on the application site and neighbouring amenities are discussed below.

Permitted development legislation is intended to set a limit at which the Government considers proposals to be of a relatively minor and unobtrusive scale, and would not therefore warrant the involvement of a Local Planning Authority through the planning application process. Proposals that exceed these limits would require a specific planning permission and can thus be judged on their own merits, without setting a solid precedent for particular development in particular areas.

Considerate parking, maintenance of the highway surface and hours of working during construction are principally matters for control under Highways and Public Health legislation. However, in the event that the application is approved, an informative could be added to the decision notice regarding these matters.

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 on application site and locality
- (iii) Impact on neighbouring amenities
- (iv) Parking

- (i) Principle of development

- 7.2 It is considered that an extension to a dwelling of this scale and character, and in this location, would be appropriate in principle.

- (ii) Impact on application site and locality

- 7.3 The proposal would result in a significant and bulky addition to the dwelling. However, in considering its impact regard must be had to the extent of works that could be undertaken using permitted development rights. In that scenario a two storey rear extension could be built with a ridge height of approximately 300mm higher than is currently proposed (i.e. in line with the ridge height of the existing dwelling) and of a footprint approximately 5 metres wider than is currently proposed (i.e. in line with each side elevation of the existing dwelling), provided that its depth were approximately 1.8 metres less than is currently proposed. If the depth of the current proposal were to be reduced by the latter amount, then it would fall within permitted development limits.

- 7.4 The proposal would allow the retention of a good degree of amenity space around the dwelling and, given that an extension of a greater scale and bulk could be constructed without the need for planning permission, it is considered that reasons resisting the proposal on these issues, insofar as they relate to the character and appearance of

the application site, would be unlikely to be sustainable. Although of an individual design, the existing dwelling is not considered to be of such quality that the proposal would be to its detriment, provided that suitable materials were used in its construction. Views of the proposal from within the public domain would be screened by the existing dwelling.

(iii) Impact on neighbouring amenities

- 7.5 The proposal would have a significant impact on the amenities of occupiers of neighbouring properties. However, this impact must again be compared to the extent of works that could be undertaken using permitted development rights.
- 7.6 The proposed first floor bedroom window to the rear of the dwelling would provide a clear view across that part of the garden of 4 Kings Road that sits to the rear of the application site. However, this is not an unusual situation in urban areas and it is significant that permitted development legislation does not contain limitations on glazing of rear facing windows. It is also of relevance that, if the rear wall of the proposal were to be stepped back to within permitted development limits, a window of the same (or indeed larger) size could be installed without the need to obtain planning permission and without any material reduction in perceived or actual overlooking in this direction.
- 7.7 The current open character of the rear of the application site is such that the proposal would have a material impact on sunlight and daylight to the adjoining properties. However, given its urban context, the extension would be set at a reasonable distance from each boundary, with the roof sloping away from the side boundaries and a half-hip facing the rear. The daylight test contained within the Borough Design Guide has been applied to the proposal, to the side elevation and shared rear boundary of 4 Kings Road and to the shared side boundary with 8 Kings Road. With the exception of a very small section of roof from the rear boundary aspect, the proposal would meet the design guidance in this regard - this section of roof would also meet the guidance from a point approximately 1 metre from the boundary. It is therefore considered that resisting the proposal on these issues would be unlikely to be sustainable.
- 7.8 The proposal is of a bulk and scale (particularly in terms of its roof) that would again be exacerbated by the currently open nature of the site. However, the distance of the proposal from the boundaries of the property would be approximately 4 metres to the east, 5 metres (minimum) to the south and 7 metres to the west. Combined with the direction of the proposed roof slopes and half-hip, these distances are considered to be such that resisting the proposal on the grounds of impact in terms of outlook or overbearing effect would be unlikely to be sustainable. The fact that a larger and bulkier extension could be built under permitted development rights (and significantly closer to the western boundary) is again of significance in considering this issue. Future changes to the appearance, shape and bulk of the proposal should be controlled by way of a planning condition.
- 7.9 In order to benefit from the claimed permitted development rights for a loft conversion, the proposed upper-floor windows located within the side elevations of the existing dwelling would have to be obscure-glazed, and non-opening to a height of 1.7 metres above the floor of the room in which each window is installed. The side elevation windows within the proposed extension would be secondary windows to a bedroom and it is considered reasonable to restrict their glazing in a similar manner, in order to prevent overlooking of adjoining properties.

(iv) Parking

- 7.10 The proposal would increase the number of bedrooms at the property from two to three. This being the case, the retention of the existing two parking spaces at the dwelling would meet the requirements of Policy DM13 and supporting guidance. The Applicant has indicated an intention to provide four on-site parking spaces. Notwithstanding this, it is considered reasonable to protect the policy required level of provision by way of a planning condition.

8 Conclusion

- 8.1 The proposed two storey rear extension would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site and locality or the amenities of occupiers of neighbouring dwellings. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01150, 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 used in the development hereby approved shall be as stated on the approved drawings.
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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement
P001 (Proposed Location Plan)
P002 (Proposed Block Plan)
P003 (Proposed Elevations)
P004 (Proposed Detailed Elevation (N))
P005 (Proposed Detailed Elevation (W))
P006 (Proposed Detailed Elevation (S))
P007 (Proposed Detailed Elevation (E))
P008 (Proposed CGI View (South East))
P009 (Proposed CGI View (South West))
P010 (Proposed Ground Floor)
P011 (Proposed First Floor)
P012 (Proposed Roof Plan and Cross Section)
P013 (Proposed First Floor Internal View)

NB: The above drawings are approved insofar as they relate to the proposed two storey rear extension, and not to the previously proposed garage

extension.

Reason: - To ensure provision of a satisfactory development.

- 4 Notwithstanding Condition 3, the windows at first floor level in the side elevations of the development hereby approved shall:

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; [and]

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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

- 5 The development shall not be brought into use until a minimum of two parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions or other alterations shall be carried out to the roof of the development hereby permitted, without the prior written approval of the Local Planning Authority.

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

- 7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within the development hereby permitted, without the prior written approval of the Local Planning Authority.

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

Appendices:...