
Site Address:	5 Beach Road, Emsworth, PO10 7JS		
Proposal:	Demolition of existing garage, replaced with new garage with first floor bathroom and dressing room above.		
Application No:	APP/13/01155	Expiry Date:	21/01/2014
Applicant:	Mr Veness	Team:	Team 2
Agent:		Case Officer:	Aaron Wright
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

Beach Road is a mature suburban area within Emsworth, south of Havant Road. The road has a north to south aspect with a mixed architectural style of spacious mainly detached dwellings built circa 1900 to 1930 with a few more recently built buildings spaced between.

No.5 Beach Road is a chalet style bungalow with a lean-to garage to the side. The dwelling is set back some distance from Beach Road, and the area to the front has been hard surfaced. The street frontage is bordered by a 1m brickwork wall with two access points into the curtilage.

To the north of the site is No.3 Beach Road. This dwelling is a chalet style property that is similar in design and appearance to No.5. It has a lean-to garage to side.

To the south of the site is No.7 Beach Road. In April 2013 planning permission was granted for the demolition of the existing 3 bed detached bungalow and construction of 1No. 3 bed chalet bungalow. The existing bungalow has been demolished and the new dwelling is almost complete.

2 Planning History

None

3 Proposal

The application is for the demolition of existing garage and replacement with a new garage with first floor bathroom and dressing room above. The proposed extension would be 3.9m in width and 8.9m in depth. The front and rear elevations would comprise of double opening doors at ground floor level with two roof lights in the roof space. The south (side elevation) would comprise of two obscurely glazed windows at first floor level to allow light into the ensuite and dressing room.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 0

Statutory advertisement: Not applicable.

Number of representations received: 1 letter of representation has been received raising the following concerns:

- a) Result in a loss of a gap between No.5 and No.7.
- b) Lack of visual balance between No.3 and 5 which are of a similar design.
- c) Loss of light to the kitchen and down stairs bathroom.
- d) Overpowering.
- e) Fire safety issues with the extension being so close.

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 upon the streetscene
- (iii) Impact upon the neighbouring properties

- (i) Principle of development

The site lies in the built up area of Havant where development will normally be granted subject to compliance with the Development Plan and any other material considerations.

- (ii) Impact upon the streetscene

Beach Road is a mature suburban area within Emsworth. The road comprises of a mix of architectural style of spacious mainly detached dwellings built circa 1900 to 1930 with a few more recently built buildings spaced between. The application site currently contains a modest sized chalet bungalow, similar in appearance to No.3. On the opposite side of Beach Road are two storey detached dwellings.

The chalet bungalow has a lean-to garage to side. This provides a spacious view over the garage towards the rear of the site. The owners of No.7 have raised concerns that the demolition of this low level garage with the construction of a new garage with first floor accommodation over, will result in the loss of the spacious gap between No. 5 and 7, and this would adversely affect the character of the streetscene.

Although the proposed development would result in additional development in the space between No.5 and 7, this is not considered to result in the loss of a significant gap in the streetscene. The character of Beach Road is varied with bungalows, chalet style bungalows and two storey dwellings resulting in staggered building lines and varying gaps between buildings. The proposed development would result in a change to the size and design of the property, however this again would not adversely affect the character and appearance of Beach Road.

(iii) Impact upon the neighbouring properties

The application proposes to demolish the existing lean-to garage and replace it with a new extension that would be 3.9m in width and 6.6m in height. This would bring additional development towards the boundary with No.7. A letter of objection has been received from the owner/occupier of No. 7 and these concerns are set out in Section 6 of the report.

In April 2013 planning permission was granted for the demolition of the existing 3 bed detached bungalow and construction of 1No. 3 bed chalet bungalow at No.7 Beach Road. This permission has been implemented and the existing bungalow at No.7 has been demolished and the new dwelling is almost complete. The north (side) elevation of No.7 comprises of a kitchen window and an ensuite window, and these windows face the application site. The kitchen window is a primary window, however it is small in size and as such would allow limited light into this space. The kitchen forms part of an open plan area with the living room and dining area. As such light from the large rear patio doors would give additional light to the kitchen. As such it is not considered that the proposed development would result in any significant or adverse loss of light to any main ground rooms within No.7 Beach Road.

There would be no significant loss of privacy to No.7 as the side windows in the proposed extension are to be obscurely glazed and the rooflights in the rear elevation serve a dressing room. A condition is recommended to ensure that these windows remain obscurely glazed to protect residential amenity.

8 Conclusion

The proposed development would not adversely affect the character and appearance of Beach Road and would not affect the residential amenity of the immediate neighbouring properties. As such the recommendation is to grant permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01155 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 The windows at 1st floor level in the south (side) elevation of the dwelling shall 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.
- 4 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 south elevation 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.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Plans (Drawing No.001 Rev B)
Proposed Plans (Drawing No.002 Rev A)
Existing Street Elevation (Drawing No.003 Rev A)
Proposed Street Elevation (Drawing No.004 Rev A)
Block Plan (Drawing No.005 Rev B)
Parking Provision (Drawing No.006 Rev A)
Proposed Plan: Footprint (Drawing No.007 Rev A)
Existing West Elevation (Drawing No.008 Rev A)
Proposed West Elevation (Drawing No.009 Rev A)
Existing South Elevation (Drawing No.10 Rev A)
Proposed South Elevation (Drawing No.11 Rev A)

Reason: - To ensure provision of a satisfactory development.