
Site Address:	6 New Brighton Road, Emsworth, PO10 7PS		
Proposal:	Single storey rear extension		
Application No:	APP/13/00577	Expiry Date:	27/08/2013
Applicant:	Mrs Millers	Team:	Team 2
	Merco Place Ltd		
Agent:		Case Officer:	Daphney Haywood
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 6 New Brighton Road has recently been subdivided to form 2 dwellings following the grant of planning permission in April 2013. The site is located in a small cul-de-sac of relatively recently constructed dwellings built on land to the north east of St Thomas' Catholic Church, and backing onto Westbourne Close. The properties in the cul-de-sac are accessed via a shared drive with a large landscaped area on either side.
- 1.2 The site which is relatively flat is covered by a Tree Preservation Order and there are 3 oak trees and a hornbeam along the rear boundary.

2 Planning History

APP/13/00209

Conversion of existing 6 bed detached house to 2No. 3 bed semi-detached houses, one retaining existing detached garage. Permit April 2013 subject to a condition withdrawing permitted development rights for extensions.

APP/12/00786

Erection of wooden shed to rear of garage. Permit 23/10/12

10/73796/000

Detached double garage. Permit

07/62243/009

Construction of 1No. detached 4 bedroom house and detached double garage utilising existing access to New Brighton Road. Permit June 2007

04/62243/003

Erection of 3No. dwellings, 2 with a detached double garage utilising the existing access to New Brighton Road. To include felling of an Ash tree, part of Group A1 subject of TPO 1210. Permit 04 July 2005

3 Proposal

Single storey rear extension, across the width of the 2 properties, to provide enlarged ground floor living accommodation. The extension would be 3m deep and occupy approx three fifths of the width of each dwelling. The properties have relatively short gardens and the extensions would be some 6.5 to 7m from the boundary with the

property to the north at 9 Westbourne Close. This boundary is formed by a 1.8m close boarded fence.

4 Policy Considerations

National Policies

National Planning Policy framework

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: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist:- No objections to this scheme.

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

- Increased run off raising flooding concerns.
- Despite 6 foot fence it is currently possible to look into each others living rooms and the extension will bring the works closer resulting in loss of privacy.
- Increased noise from additional inhabitants.

Comment: see section 7

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) Effect on the neighbouring properties
 - (iii) Effect on protected trees and the visual amenities of the area.
- (i) Principle of development

- 7.2 The property lies within the urban area and the principle of development is considered acceptable subject to the usual development control criteria .

(ii) Effect on the neighbouring properties

- 7.3 The main impact relates to 9 Westbourne Close a detached 2 storey house flanking the application site. No 9 has 2 small lounge windows in the side elevation facing the application site, with the main lounge window in the rear elevation facing at right angles to the application site boundary. The proposed extension would bring the development on the application site some 3m closer and to within 6.5m of the boundary with No 9, however, the extension, which would be permitted development if it were not for the planning condition, is single storey and whilst the neighbour has raised concern regarding loss of privacy the existing close boarded 1.8m fencing and planting are considered to provide an acceptable level of screening. In respect to noise and disturbance issues, the garden whilst of reduced depth remains of an adequate size and the relationship is considered acceptable. The neighbour has also raised flooding issues. Run off from the roof would feed into the existing surface water drainage system and is dealt with under the building regulations. The works are considered to be acceptable in respect to the neighbouring properties.

(iii) Effect on protected trees and the visual amenities of the area.

- 7.4 The application is supported by a tree survey and tree protection plan which has been assessed by the Arboriculturalist who is satisfied that appropriate protection can be provided. The proposed extension is modest in size, and will not be visible in the street scene. The existing dwellings are mainly brick with some stained timber and flint work. The works are to be carried out in dark stained timber and this is specified on the application forms and considered to be acceptable. The proposal is not considered to result in visual detriment.

8 Conclusion

- 8.1 Whilst the development of the site was subject to a condition removing permitted development rights, the application demonstrates that this relatively modest sized extension can be satisfactorily accommodated on site. An acceptable level of amenity space for the 2 dwellings is retained and the proposal is considered to be acceptable in respect to the impact on neighbours, trees and the visual amenities of the area and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00577, 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 development shall be carried out strictly in accordance with the Arboricultural Survey and Tree Protection Plan prepared by Dr Martin Dobson

and dated 20 May 2013, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and 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:

OS location plan

Site layout plan drawing 105/69

Existing floor plan drawing 106/68 and 69

Existing elevations 106/3 and 4

Proposed site layout plan drawing 105/70

Proposed ground floorplan drawing 106/70

Proposed first floorplan drawing 106/71

Proposed north elevation 106/67

Proposed west and east elevation 106/66

Arboricultural Survey and Tree Protection Plan dated 20 May 2013

Reason: - To ensure provision of a satisfactory development.