

DELEGATED OFFICER REPORT

Site Address:	20 New Brighton Road, Emsworth, PO10 7PS		
Proposal:	Single storey side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/25/00497	Expiry Date:	05/08/2025
Applicant:	Mr & Mrs Taws		
Agent:	Mr Bessant	Case Officer:	Selina Donophy
	JB Architecture		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 **Site Description**

This application site comprises a semi detached, two storey dwellinghouse located on the east side of New Brighton Road, Emsworth. This property has a pitched roof with dormers to the rear elevation . The outdoor amenity space wraps around the east and north of the property. The area is residential in character and the site is accessed via a private drive to the west of the site.

2 **Planning History**

APP/19/00441 - Single storey front extension, loft conversion with pitch to gable at one end, addition of two rear dormer windows, revised fenestration and detached brick garage., PERM,23/08/2019

APP/19/00836 - Reduce 1No. Silver Birch (T12) by 4 metres in crown height and laterals by 1 metre, leaving crown height of 9 metres and crown spread of 3 metres, subject to TPO 1838.

, PERM,08/10/2019

APP/22/00194 - Retrospective application for window and cladding to garage, drawings updated showing veluxs in line., PERM,21/04/2022

3 **Proposal**

Single storey side extension.

4 **Policy Considerations**

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

D1 General design

D2 Height mass and materials

D3 Layout, form and density

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Charles Robert

No comment received

Councillor Grainne Rason

No comment received

Councillor Reuben Mychalecky

No comment received

Emsworth Residents Forum

No comments received

Southern Gas Network

No comments received

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: 0

Comment	Officer Comment
No comments received	

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)
- (v) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 This proposal comprises a single storey side extension located to the east side of the property. The proposed extension would have dimensions of approximately 3.2 metres width by 7 metres length . It would have a pitched roof which would come level with the rear elevation roof slope and would then form a flat roof to the rear. To the front the existing raised deck area would be retained with a roof above . Steps would lead up to doors/ windows on the east elevation and there would be windows to both the north and south elevations also. This room would create an office/ snug. Proposed materials include weatherboard cladding to match existing to the side gable, brickwork to the elevations also to match existing and roof tiles to match existing.

7.4 The proposal is considered to be a subservient addition to the host dwelling with the roof design in harmony with the existing roof slope . The materials would be in keeping with the main property and the extension could easily be accommodated within the plot without resulting in overdevelopment . The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). The proposal is also deemed to accord with policies D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 To the west of the application site is the adjoining property, no 22 New Brighton Road. The extension would be located on the other side of no 20 and would impact no 22.

- 7.6 To the north of the application site is no 12 Northlands Park. The proposed extension would be set off the rear boundary and is not considered to result in any overshadowing or overbearing impact on this property.
- 7.7 To the south of the application site is no 5 Northlands Park. The proposed extension would be located away from the southern boundary and is not considered to result in any overshadowing or overbearing impact on this property.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.9 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Parking

- 7.10 There is substantial space for on site parking for 3 vehicles - no further on site parking would be required.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00497 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

01 A LOCATION AND BLOCK PLANS
03 A PROPOSED ELEVATIONS AND PLANS

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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.