

DELEGATED OFFICER REPORT

Site Address: 32 Quinton Fields, Emsworth, PO10 7QF
 Proposal: Proposals to include ground floor rear (orangery) extension with rooflight.
 Alterations to existing garage loft space including installation of Velux windows to front and rear pitched roof.
 Application Type: Full Planning Permission
 Application No: APP/25/00209 Expiry Date: 04/08/2025
 Applicant: Mr Bradley
 Agent: Case Officer: Robert Riley
 Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a two storey dwellinghouse located in Emsworth. The dwelling is a relatively recent addition, having been granted planning permission under application 05/70778/000. The application site features a rear garden and to the front is an allocated car parking space for the dwelling and an access road. The property features brickwork for the external walls and brown concrete tiles in a gable design for the roofs.
- 1.2 The application site is in a residential and urban area, with the character of the street featuring two and three storey designs with some variation in external materials.

2 Planning History

05/70778/000 - Demolition of residential and mixed commercial buildings. Construction of 9 No.1 bed apartments, 8 No. 2 bed apartments, 11 No. 3 bed houses, 4 No. 2 bed houses, 1 No. 4 bed house and new access to New Brighton Road. Crown thin /lift 7 TPO trees. Fell 3 TPO trees PERM.22/02/2006.

APP/14/00738 - Application for written approval that the development has been carried out in accordance with approved details in relation to Planning Permission 05/70778/000 and Section 106 Agreement dated 06/02/2006., PERM.29/08/2014

3 Proposal

- 3.1 Proposals to include ground floor rear (orangery) extension with rooflight. Alterations to existing garage loft space including installation of Velux windows to front and rear pitched roof.

Officer comment:

- 3.2 The plans have been amended during the application to make the rear window to the first floor of the garage obscure, and for the front window to be clear following overlooking concerns raised by the officer. The plans have also been amended to make the blue line on superseded plans, red, following concerns it did not accurately represent the sites boundaries, which was accompanied by a new certificate B served and

readvertisement for neighbours.

3.3 Whilst ordinarily these works could be done under permitted development rights, these works need permission due to the imposition of conditions from application - 05/70778/000, stating:

Condition 17:

Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part I, Classes A and E of the 1995 Order, as amended, shall be erected within the curtilage of any of the dwellings hereby permitted without the prior written approval of the Local Planning Authority.

Condition 18:

Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part I, Classes B/C of the 1995 Order, shall be constructed without the prior written approval of the Local Planning Authority.

Condition 22:

The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

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)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1	(General Design Policy)
ENP_D2	(Height, Mass & Materials)
ENP_D3	(Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Tree Team

As discussed no arb constraints.

Councillor Charles Robert

No comments received

Councillor Grainne Rason

No comments received

Councillor Reuben Mychaleckyj

No comments received

Emsworth Residents Forum

No comments received

HBIC

Within 100m: Notable and Protected Species: "Serotine and Common Pipistrelle in flight, Autumn Lady's-tresses

Within 2km: SPA, RAMSAR: Chichester and Langstone Harbours

Within 2km: SAC: Solent Maritime

Officer comment: With regards to the minor scale of the works, and the very minor proposed works to the roof of the garage, the work is considered unlikely to unacceptably harm protected species. The works are also considered to be of a sufficient distance from the identified SPA, RAMSAR and SAC to prevent unacceptable impacts.

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: 10

Number of site notices: 2.

Statutory advertisement: Not applicable.

Number of representations received: 0

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
- (vi) Ecology
- (vii) Arboriculture

(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 The works would be visible on the streetscene with regards to the front velux rooflight. The loft alteration to the garage, with 2No velux windows is considered to have an acceptable impact on the dwelling and visual amenities.
- 7.4 The proposed orangery with 1No rooflight would feature an approximate maximum height of 2.5 metres an approximate maximum depth of 3 metres and an approximate maximum width of 4.1 metres. It would feature a modest depth to the existing dwelling and would feature a modest height. It is considered to be of an appropriate size to the dwelling and the plot, and is considered to be a subservient addition. Moreover, it would not be readily visible on the streetscene. In light of this, the proposed rear orangery is considered to have an acceptable impact on the dwelling and upon visual amenities.

Materials

- 7.5 The proposed orangery with 1No rooflight would use flat roof construction for the roof and matching brickwork to the main dwelling which is considered acceptable. The proposed rooflights to the loft of the garage would be velux which is considered acceptable.
- 7.6 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) 2011 and Policies ENP 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

- 7.7 To the northern, southern, eastern and western sides of the application site are properties at No.31 Quinton Fields, No.33 Quinton Fields, No.26 Quinton Fields and Nos 90 and 92 New Brighton Road. Due to proximity, the main impact to assess would be in regard to these properties.

No.31 Quinton Fields

- 7.8 The proposed front velux window would acceptably impact No.31 Quinton Fields to the north. The proposed rear window is shown as obscure on the plans, and will further be conditioned to be fixed shut as well and would acceptably impact No.31 Quinton Fields. Regarding the proposed orangery with 1No rooflight, its fenestration would face No.32's rear garden and oblique views would be of boundary treatment, in light of this, the proposed orangery would be considered acceptable regarding overlooking concerns. Owing to the proposed depth, officers are not of the opinion that the proposed orangery would lead to an unacceptable increase in the sense of enclosure. Regarding overshadowing concerns, the applicant has applied the 45 degree angle test regarding depth and height as shown with Figure 5.12: Design of a rear extension should avoid the loss of light to neighbours to the neighbouring garden

room door. The proposal would meet both tests regarding depth and height, and officers consider the rear orangery to have an acceptable relationship with No.31 Quinton Fields regarding overshadowing.

No.33 Quinton Fields

- 7.9 The proposed orangery with 1No rooflight would acceptably impact No.33 Quinton fields, owing to its nature., location and scale. The proposed rear velux was originally shown to be clear on the plans. Following concerns that the rear window would have an unacceptable impact regarding overlooking concerns, the rear window has been amended to be obscure and will be further conditioned to be fixed shut and is considered to acceptably impact No.33 Quinton Fields. The proposed clear front velux would face the public realm and would acceptably impact No.33.

No.26 Quinton Fields

- 7.10 To the eastern (rear) side of No.32 Quinton Fields is No.26 Quinton Fields. The proposed orangery's (with 1No rooflight) fenestration would face the rear garden of No.32 Quinton fields and would face boundary treatment, and No.26 is considered to be acceptably impacted regarding overlooking concerns. Owing to a proposed separation distance from No.26's curtilage of approximately 7.5 metres officers consider that the orangery would be acceptable regarding overshadowing and overbearing concerns upon No.26 Quinton Fields. The proposed front velux window would not impact No.26 Quinton Fields and is considered acceptable. The rear window has been amended to be shown as obscure, and will be further conditioned to be fixed shut and would acceptably impact No.26 Quinton Fields.

Nos 90 and 92 New Brighton Road

- 7.11 To the western (front) side of No.32 Quinton Fields are Nos 90 and 92 New Brighton Road. The proposed orangery (with 1No rooflight) would not affect these properties and is considered acceptable. The proposed rear velux window would also not impact this property. The proposed front velux window which has been amended to be clear during the application process, has been considered important to assess regarding overlooking concerns. Whilst officers note that the proposed front velux window would increase overlooking towards the rear amenity space of Nos 90 and 92 New Brighton Road, officers note that there are several trees providing shielding of Nos 90 and 92 New Brighton Road's rear amenity space's. Moreover, officers do not consider that it would materially increase overlooking of these rear amenity spaces in comparison to the overlooking provided by the existing first floor front windows of the existing dwelling. In light of this, though officers note that there would be an increase of overlooking, in consideration of the shielding by trees and that it is not considered to materially worsen overlooking from the existing dwelling, on balance officers consider that this would not be so unacceptable to warrant the refusal of this planning application.
- 7.12 Consequently, it is considered that the proposal would 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) 2011. It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

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

(v) Parking

7.14 The works annotate the loft of the garage to be used as a games/storage room. It can however be classed as a potential bedroom by the standards of the Havant Parking SPD . A condition is recommended if permission is forthcoming to be added to ensure this room is not used as a bedroom, which if it were, would require 3 parking spaces to be provided which cannot be met on site. The ground floor of the garage would be reduced in width to facilitate a staircase, however, it is considered to meet the requirements for a parking space and is considered acceptable. In light of these concerns, the works are considered to accord with the Havant Parking SPD and Policy DM13 of the Havant Borough Local Plan and are considered acceptable in this regard.

(vi) Ecology

7.15 The works have been identified to be within proximity to:

- Within 100m: Notable and Protected Species: Serotine and Common Pipistrelle in flight and Autumn Lady's-tresses.
- Within 2km: SPA, RAMSAR: Chichester and Langstone Harbours.
- Within 2km: SAC: Solent Maritime.

7.16 However, with regards to the minor scale of the works, and the very minor proposed works to the roof of the garage, the work is considered unlikely to unacceptably harm protected species. The works are also considered to be of a sufficient distance from the identified SPA, RAMSAR and SAC to prevent unacceptable impacts. In light of these considerations, the works are considered to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and are considered acceptable in this regard.

(vii) Arboriculture

7.17 Due to a nearby TPO group, the Council's Arboriculturist was consulted during the application process. Regarding this, the Council's Arboriculturist stated "*As discussed no arb constraints*". In light of these comments, the proposal is considered to accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

8 Conclusion

8.1 The proposed development is on balance acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and on balance 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/25/00209

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:

EXISTING FRONT ELEVATIONS: Uploaded 02/07/2025
EXISTING FRONT NORTH ELEVATIONS: Uploaded 02/07/2025
EXISTING GROUND FLOOR PLANS: Uploaded 02/07/2025
EXISTING LOCATION PLAN: Uploaded 02/07/2025
EXISTING REAR ELEVATIONS: Uploaded 02/07/2025
EXISTING REAR NORTH ELEVATIONS: Uploaded 02/07/2025
EXISTING SIDE ELEVATIONS: Uploaded 02/07/2025
PROPOSED FRONT NORTH ELEVATIONS: Uploaded 02/07/2025
PROPOSED GARAGE LOFT - STORAGE GAMES ROOM: Uploaded 02/07/2025
PROPOSED GARAGE LOFT - STORAGE GAMES ROOM: Uploaded 02/07/2025
PROPOSED GARAGE LOFT - STORAGE GAMES ROOM: Uploaded 02/07/2025
PROPOSED GARAGE LOFT - STORAGE GAMES ROOM: Uploaded 02/07/2025
PROPOSED ORANGERY: Uploaded 02/07/2025
PROPOSED ORANGERY NEIGHBOURING DAYLIGHT Protection: Uploaded 02/07/2025
PROPOSED ORANGERY PLANS: Uploaded 02/07/2025
PROPOSED REAR NORTH ELEVATIONS: Uploaded 02/07/2025
AMENDED BLOCK PLAN: Uploaded 10/06/2025
AMENDED LOCATION PLAN: Uploaded 10/06/2025

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 4 The proposed first floor (loft) of the garage, to serve a storage/ games room shall not be used as a bedroom.

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

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015 (as amended), hereby permitted the first

floor rear velux rooflight to the rear elevation of the proposed games/storage room on the plans hereby approved shall feature an obscuration level of no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and shall be fixed shut shall be retained as such thereafter.

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.