

Wednesday, 18 December 2024

Objection to Application APP/24/00963

Site Address: 2 Kings Road, Emsworth, PO10 7HN

Description: Demolition of existing garage and construction of two storey side extension. Installation of new front porch with front and rear canopy and change of materials to install exterior weatherboard cladding.

Introduction:

This objection letter relates to application APP/24/00963, which is a householder planning application for the demolition of the existing garage and the construction of a two-storey side extension. Installation of a new front porch with front and rear canopy and change of materials to install exterior weatherboard cladding.

The proposals would also result in a significant single-storey rear element, which has not been included within the description of development but requires planning permission. It is considered that this should be added to the description of the development.

This objection has been submitted on behalf of [REDACTED]

Relevant Planning History:

Reference Number:	Description:	Decision:
APP/21/00789	Renovation of existing dwelling to include alterations and extensions to the roof and velux rooflights.	Approved 5 th November 2021
APP/19/01222	Extension at ground and first floor including extended roof with roof lights, dormers and balcony to form enlarged dwelling with slate roof and timber cladding.	Approved 18 th March 2020

Relevant Planning Policy:

National Planning Policy:

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Local Planning Policy:

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

Supplementary Planning Guidance:

Discussion of Scheme:

Design and Visual Amenity:

Paragraph 135 of the NPPF states that planning decisions should ensure that all developments will add to the overall quality of the area over the lifetime of the development, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, including the surrounding built environment and landscape setting, establish and maintain a strong sense of place using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development. Paragraph 139 of the NPPF goes on to state that development that is not well designed should be refused.

Planning Practice Guidance (PPG) states that achieving good design “is about creating places, buildings, or places that work well for everyone, look good, and will adapt to the needs of future generations.”

Policy CS16 of the Havant Local Plan states that planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work, and relax. All development should demonstrate that its design responds to, draws inspiration from and respects local context and identifies and responds positively to existing features of local character within or close to the proposed development site.

This policy goes on to state that development should use the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors.

Policy D1 of the Emsworth Neighbourhood Plan states that all new developments and redevelopment proposals across the neighbourhood area should be of high quality, in accordance with the other policies and the other provisions contained within this neighbourhood plan.

Policy D2 of the Emsworth Neighbourhood Plan states that all new buildings should enhance the character of the area and be appropriate in height, mass, and materials.

Policy D3 of the Emsworth neighbourhood Plan states that the layout, form, and density of new developments should reflect the historic urban grain of the historic parts of the neighbourhood area and its specific characteristics, unless site specific conditions suggest otherwise.

The locality has an open, semi-rural and verdant character due to open spacing between dwellings; the proposed two-storey side extension would extend to the western boundary of the site, significantly reducing the open space between the host and [REDACTED]. As such, the proposed extension due to its siting and scale would result in both the visual overdevelopment of the site, and significant harm to the character of the locality through the loss of the open rhythm and separation of the street scene.

As such, the proposal fails to comply with Policy CS16, or the relevant parts of the NPPF, and should be refused.

Residential Amenity:

Paragraph 135 of the NPPF sets out six criteria against which planning decisions should meet to deliver well-designed places. This includes criteria (f), which requires development to “create places ... with a high standard of amenity for existing and future users.”

Planning Practice Guidance (PPG) states that achieving good design “is about creating places, buildings, or places that work well for everyone, look good, and will adapt to the needs of future generations.”

Policy CS16 states that planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work, and relax. All development should demonstrate that its design does not cause unacceptable harm to the amenity of neighbours through the loss of outlook and overlooking.

Policy D1 of the Emsworth neighbourhood Plan states that the impact of any development, should be specified in a Design & Access Statement. The scope and length of the statement should be appropriate to the proposal concerned and be submitted with the application; it should be noted that the application does not contain a design and access statement which specifies the impacts of the development.

The Havant Residential Design Guide provides advice on successfully integrating extensions into the locality.

The proposed side and rear extensions would extend up to the western boundary of the site, in extremely close proximity of the rear boundary of [REDACTED]. The blank, gabled, two-storey side elevation would measure 4.6m to the eaves, with the roof above measuring a further 2m to the ridge; the extension would be 6.6m in height in total. The new rear element would extend 2.3m past the existing rear elevation of the dwelling, measuring 2.25m to the eaves, and 3.5m to the ridge.

In terms of overbearingness, while the proposal would not result in “back-to-back” development, it is located to the rear of [REDACTED]. The guidance within the Havant Residential Design SPD outlines that in order to maintain a reasonable relationship between new dwellings and neighbouring properties, where a dwelling faces a blank gable, 10 metres separation distance is required, and garden length should normally allow 10 metres between the dwelling and the boundary. The proposal fails to comply with either of these guidelines, clearly showing that there would be harm to the residential amenity of the occupiers of [REDACTED] through overbearingness, loss of outlook, and loss of light.

The rear, eastern elevation of [REDACTED] has a number of windows to the ground and first-floor which serve habitable rooms. Due to the siting of the extension, the development would result in a tall, blank elevation within close proximity to these windows, resulting in a significant loss of outlook and extreme overbearing impacts on these rooms.

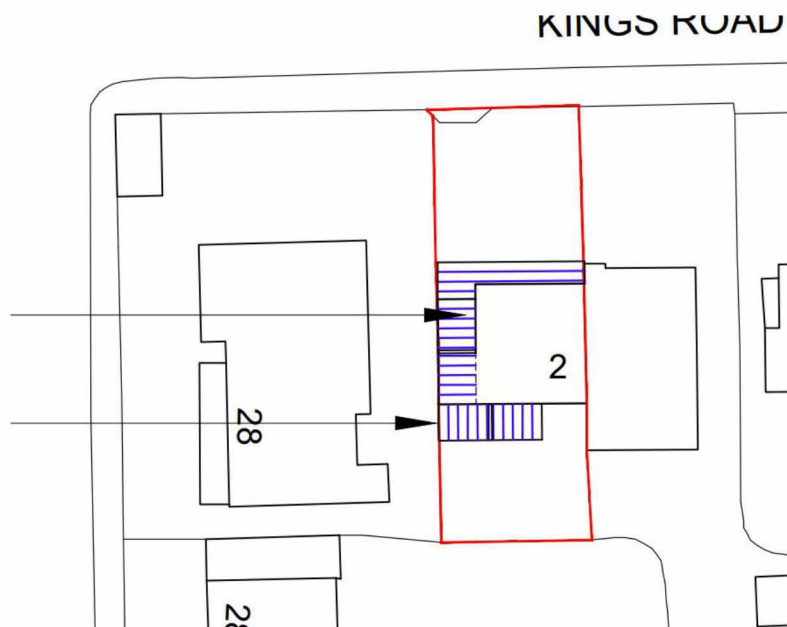
Given the siting of No. 2 Kings Road to the east of the site, it is also considered that there would be unacceptable overshadowing and loss of light to the rear facing rooms. The photographs below show the view from a ground floor window, facing towards the application site; the new extension would sit directly upon the fenced boundary, 4m from the [REDACTED]

Specific advice within the Havant Residential Design Guide outlines that new developments should not result in the loss of light to existing buildings. Acceptable daylight to interiors can be provided once there is a 25-degree vertical angle from a point 2 metres above the ground on the facing external facade. (This results in a 10-metre minimum separation distance between dwellings). The

proposal, given its 4m proximity to the rear windows of [REDACTED] would quite clearly fail this test.



In addition the, two-storey side and rear extensions would sit directly adjacent to the rear garden of [REDACTED] resulting in a tall, blank, brick elevation extending across a significant portion of the garden boundary, with the single-storey element beyond; the proposed site plan clearly shows the significant harm this would cause.



The proposed development would result in a significant portion of the garden boundary of [REDACTED] being subsumed with built form, resulting in significant harm through overbearingness and overshadowing of significant portions of the rear garden area.

The proposal would result in the erection of a significant structure within extremely close proximity to the rear garden, resulting in unacceptable enclosing and overbearing impacts, and a loss of light to the amenity area of the property to the detriment of the residential amenity of the residents of [REDACTED]

It is considered that the proposal would result in unacceptable levels of harm to the residential amenity of the occupiers [REDACTED] and would fail to comply with the requirements of Policy CS16, the advice contained within the Residential Design Guide SPD, and the relevant provisions of the NPPF, and as such, permission should be refused.

Conclusion:

It is considered that the proposal would result in significant visual amenity impacts, and demonstrable, severe unacceptable impacts on the residential amenity of the occupiers of [REDACTED] [REDACTED] rough overbearingness, loss of outlook, overshadowing and the enclosure of the garden boundary. As such, the application should be refused.