

Thursday, 23 January 2025

**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 letter is an addendum to the previously submitted objection, in response to alterations made to the plans on 10<sup>th</sup> Jan 2025.

**Relevant Planning History:**

| Reference Number: | Description:                                                                                                                                                     | Decision:                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 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 <sup>th</sup> 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:

Borough Design Guide SPD (Adopted December 2011)

### 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 proposal has been altered to remove the first-floor element from the side extension, replacing this element with a pitched gabled roof. The extension would remain significant in height, measuring 4.71m at the boundary.

The locality has an open, semi-rural and verdant character due to open spacing between dwellings; the proposed side extension would extend to the western boundary of the site, significantly reducing the open space between the host and No. 28 Beach Road. 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.

Furthermore, though the proposal is for a single-storey extension, given its excessive height, it would fail to appear as a modest and subservient addition to the dwelling, rather, appearing as an overly large extension which has been designed with the site's constraints in mind, rather than through a design led approach. Furthermore, it appears that the roof slope of the proposed dwelling differs from the roof slope of the existing dwelling, further exacerbating the issues identified.

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.

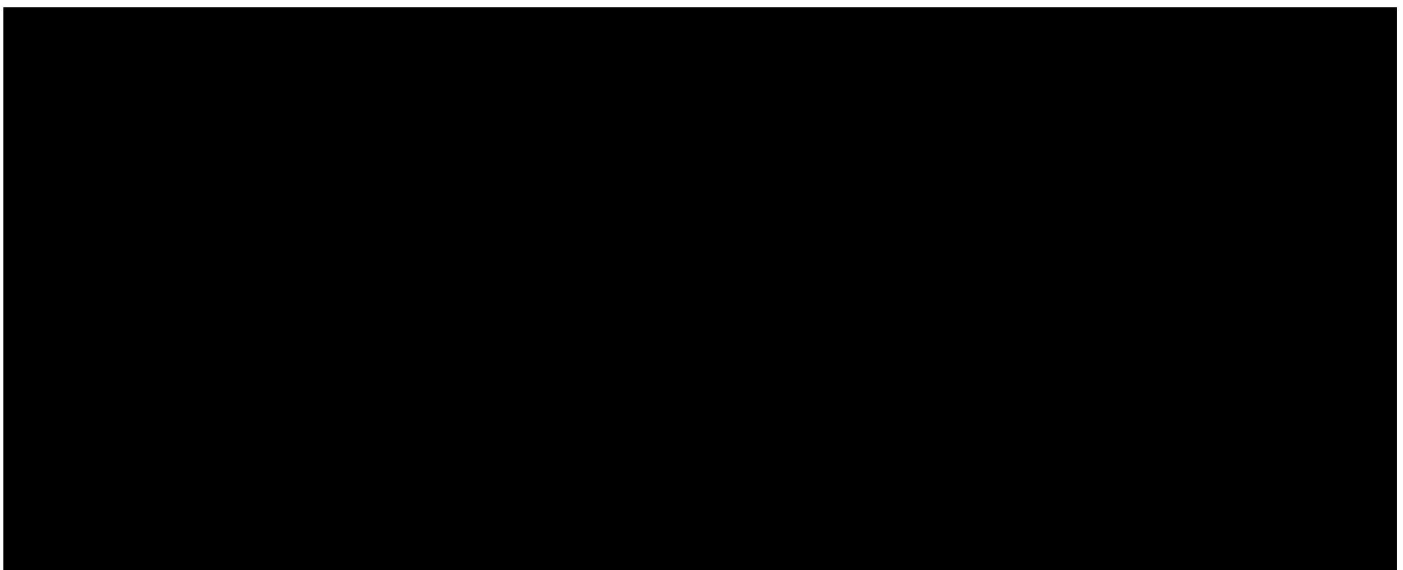
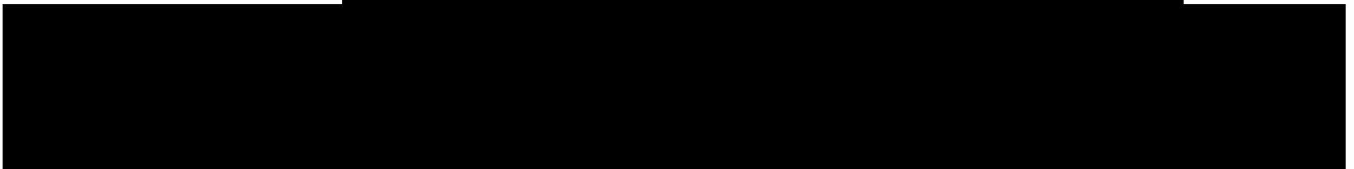
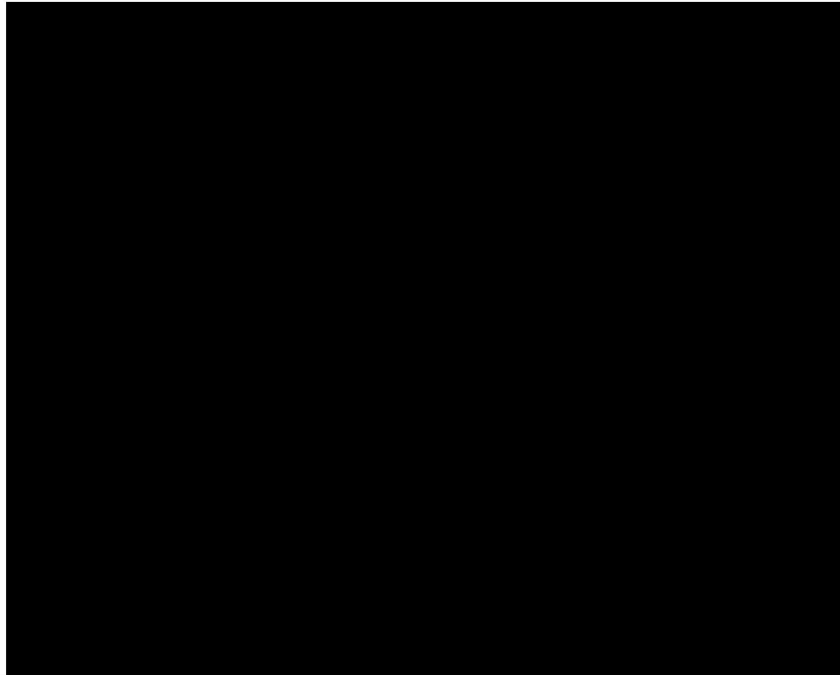
The proposed side and rear extensions would extend up to the western boundary of the site, [REDACTED]. The blank, gabled side elevation would measure 4.7m to the ridge. The new rear element would extend 2.3m past the existing rear elevation of the dwelling, measuring 2.25m to the eaves, and 3.5m to the ridge.

In terms of overbearingness, while the proposal would not result in "back-to-back" development, [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. Though single-storey, the proposal is significant in height, and continues to fail to comply with either of these guidelines, clearly showing that there would be harm to the residential amenity [REDACTED] through overbearingness, loss of outlook, and loss of light.

[REDACTED] Due to the siting of the extension, the development would result in a 4.71m tall, blank elevation within close proximity [REDACTED], resulting in a significant loss of outlook and extreme overbearing impacts on these rooms.

[REDACTED], it is also considered that there would be unacceptable overshadowing and loss of light to the rear facing rooms. [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, [REDACTED], would quite clearly fail this test.



[REDACTED]

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 [REDACTED]

Although not determinative, permitted development rights outline the acceptable limitations for development in residential areas; The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A outlines that for a single-storey side extension, the maximum height allowed for an extension beyond a wall forming a side elevation of the original dwellinghouse is 4m. The proposed extension would significantly exceed this allowable height, and there are no pertinent reasons to stray from this advice; on the contrary, given the layout of these buildings, the impact would be greater than in a typical residential setting.

It is considered that the proposal would result in unacceptable levels of harm to the residential amenity [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 not considered that the proposed alterations to the plans would result in an acceptable scheme; It is considered that the proposal would result in significant visual amenity impacts, and demonstrable, severe unacceptable impacts on the residential amenity [REDACTED]

[REDACTED]. As such, the application should be refused.