

DELEGATED OFFICER REPORT

PROPOSAL	Demolition of garage and workshop. Erection of single storey side extension and two storey rear extension to improve wheelchair accessibility
LOCATION:	3 Esmond Close, Emsworth, PO10 7HX
REFERENCE NO:	APP/25/00642
APPLICANT:	Mr & Mrs Polgreen
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	16/10/2025
APPLICATION EXPIRY DATE:	30/09/2025
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 3 Esmond Close is a detached two-storey property located within the built-up area on the eastern side of Esmond Close. The property is set back behind an approximately 7.5m long driveway, in common with its neighbours, but with low level planting and property boundaries to the front, it is readily visible within the street scene.
- 1.2 The existing dwelling is finished in painted brickwork at ground floor level with a mix of red brickwork and tile hanging at first floor level. Its roof is fully hipped with plain concrete tiles. On the north side of the dwelling house is a detached single storey garage/workshop structure which directly abuts the boundary with No.4 to the north.
- 1.3 The private rear garden is approximately 11.5m in length and 15m in width and is mostly bounded by 1.8m high close-boarded fencing. Two outbuildings lie within it.
- 1.4 The area immediately surrounding the application site is a mixture of residential properties to the north, south and west, and an area of allotments to the east. The latter lend properties on the eastern side of Esmond Close an open aspect from the rear elevations and gardens.

2. Planning History

No relevant history.

3. Proposal

- 3.1 Demolition of garage and workshop. Erection of single storey side extension and two storey rear extension to improve wheelchair accessibility.

4. **Policy Considerations**

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

D1 (General Design Policy)

D2 (Height, Mass & Materials)

Listed Building Grade: N/A

Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Councillor Reuben Mychalecky No comments received.
Councillor Grainne Rason No comments received.
Councillor Charles Robert No comments received.

6. **Publicity and 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: 8

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 0

Material planning considerations are addressed in 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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) Biodiversity Net Gain (BNG)

(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 proposals comprise the demolition of the existing garage and workshop, and erection of a single storey side (north) extension and two storey rear extension to improve wheelchair accessibility within the property.

7.4 The proposed single storey side extension would largely mirror the footprint of the existing garage/workshop structure, albeit now linking to the host dwelling and featuring a hipped and pitched roof. Adjacent to the northern boundary the extension would lie 2.1m further forward than the existing structure – albeit still lying behind the front building line of the property – whilst to the rear it would project 0.5m less beyond the rear building line compared to existing. The maximum ridge height of the side extension would be only c.0.5m higher than the existing structure. The works at ground floor would provide a larger kitchen/dining area, workshop/utility and store, as well as a ground floor shower room and lift to improve accessibility within the property. The existing dining room would be redesignated as a ground floor bedroom.

7.5 At first floor level the existing projection to the rear would be simply extended further out by 1.5m to extend an existing bedroom and facilitate lift access to it. Again, a hipped and pitched roof would feature, addressing the rear garden and allotments beyond.

7.6 Taken together, the various elements can be seen to have been sensitively designed, with an architectural language clearly echoing the character of the existing property. The overall scale and proportions of the extensions are subservient to the host dwelling, meeting the design guidance in the Borough Design Guide SPD, and materials are proposed to match the existing property. Overall, 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) and Policies D1 and D2 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 The principal properties that will be affected by the proposals are Nos 2 and 4 Esmond Close which lie to the south and north of the application site. The allotment gardens to the rear will be largely unaffected by the proposals; whilst the single storey nature of the works as viewed from the street scene mean that properties on the opposite side of Esmond Close will not be adversely affected by the proposals.

- 7.8 To the north of the application site is the detached dwelling of No.4 Esmond Close, a 2-storey property with rooms in the roof which has been previously extended on its southern side at ground floor level, and which features a secondary window within the original dwelling facing the application site, c.3m from the location of the forwardmost part of the side extension proposed. A further window within the side extension of No.4 faces west (i.e. towards the front of that property). Currently, the side boundary adjacent to these two windows features a c.2m high brick wall, and the projection forward of the proposed side extension will not significantly alter this view – albeit with a pitched roof hipping away above the boundary wall. Given the separation distance, the nature and aspecting of the windows, and the modest scale of the works proposed, the impact upon this part of No.4's accommodation is considered to be limited and acceptable.
- 7.9 To the rear, No.4's rear garden is currently bounded in part on its southern side by the existing garage/workshop structure of No.3, which is proposed to be demolished and replaced with an extension of marginally less deep footprint. A fully hipped roof is maintained on the extension adjacent to No.4's boundary, at only 0.5m higher to ridge than existing, and with rooflights serving ground floor uses only. Planting is found within No.4's garden adjacent to the existing garage/workshop, and would similarly screen the proposals. The siting and appearance of the single storey extension adjacent to this boundary is not considered to result in any harm to the outlook and amenity of this part of No.4's garden area.
- 7.10 The first floor extension as viewed from No.4 will be modest in depth, at only 1.5m with a fully hipped roof, and will be set c.4m from the common boundary. No first floor windows are proposed to face No.4. On this basis the impact to No.4 is considered to be limited and acceptable.
- 7.11 To the south of the application site is No.2 Esmond Close, a two storey detached property which has been extended more comprehensively than proposed at No.3, and which features a dominant rear gable addition. No windows directly face the application site. The ground and first floor extensions proposed are modest in depth – 2.8m and 1.5m respectively – and will be set over 6m from the common boundary. No first floor windows are proposed to face No.2. On this basis the impact to No.2 is considered to be limited and acceptable.
- 7.12 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) Parking

- 7.13 The existing dwelling is a 4-bedroom property and as proposed will become a 5-bedroom home. There is no change in car parking standards required as a result of this change in itself (which could occur under permitted development rights).
- 7.14 It is acknowledged that the proposals will result in the loss of an existing sub-standard garage space at the site. The agent notes this in their submission, commenting:
The garage space is being removed, although it is not currently used for parking as it is very narrow. Two spaces on the front driveway will be retained. A store will replace the garage for cycle storage.

7.15 At the time of the site visit, it was also noted that there was ample scope for on-street parking in Esmond Close. Overall it is considered that the proposed car and cycle parking arrangements are satisfactory.

(v) Biodiversity Net Gain (BNG)

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

8 Conclusions

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 Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00642 subject to the following conditions:

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:

Location and block plans Drawing Number 25004/05 P1

Ground floor plans Drawing Number 25004/06 P1

First floor plans Drawing Number 25004/07 P2

Roof plans Drawing Number 25004/08 P1

Existing and proposed west & north elevations Drawing Number 25004/09 P1

Existing and proposed east & south elevations Drawing Number 25004/10 P1

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.

Informatives:

- 1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.