

DELEGATED OFFICER REPORT

PROPOSAL	Demolition of rear conservatory and detached garage. Single storey side extension and front porch extension.
LOCATION:	3 Beacon Square, Emsworth, PO10 7HU.
REFERENCE NO:	APP/26/00215
APPLICANT:	Kate McNicol
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	07/05/2026
APPLICATION EXPIRY DATE:	25/05/2026
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site is a two-storey detached property with a detached garage. It has a brown tiled pitched and hipped roof and elevations of red multi-brick and tile hanging at first floor. The site is level with open vehicular access to the front leading to a block paved drive, grass and shrubs enclosed to all boundaries with 0.5m high walls and shrubs. The rear garden is mainly laid to lawn with a patio area, vegetable patch and shed, enclosed to all boundaries with fencing ranging in height from 1.6m to 1.8m together with a 1.8m hedge to the eastern boundary.
- 1.2 Two storey detached properties are to the east, west and opposite and the rear garden of a property in Beacon Square is to the rear. The area is of low to medium density with two-storey detached and semi-detached properties of a similar age, different styles and design.

2. Planning History

APP/17/00775 - Two storey side extension to facilitate disabled access master suite, Conditional Approval 24/08/2017, (Not constructed).

3. Proposal

Demolition of rear conservatory and detached garage. Construction of a single storey side extension and front porch extension.

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
ENP - D1 (General Design Policy)
ENP - D2 (Height, Mass and 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.
Emsworth Residents Forum No comments received.
Hampshire County Archaeologist 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: 6

Number of site notices: One

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments have been received	N/A

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 provision
- (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 site has been subject to a previous application APP/17/00775, for a two-storey side extension to facilitate disabled access master suite. Although this was approved on 24/08/2017, the proposed extension was never constructed and the permission has expired. This present application proposes the demolition of the existing rear conservatory and single detached eastern side garage, with the construction of a single storey side garage/utility extension to the existing eastern side elevation and front porch extension to the northern elevation/front entrance. The existing garage measures approximately 2.7m in width by 5.1m in length, to a maximum height over ridge 3.5m. The proposed side garage/utility extension would measure approximately 3.5m (at the front), 3.7m (at the rear) in width by 9.3m in length, to a height 3.2m to the parapet. The proposal would also include the blocking up of a side window, in the living room, on the western elevation and replacement and enlargement of the existing rear door and patio windows with larger fenestrations on the rear southern elevation.

7.4 The existing dwelling on site is of a period design of the 1960's, with red brick walls, with first floor tile hangings, under a plain red tiled hipped roof. The surrounding properties are of a similar age, although they are of a slightly different design. The proposal would be of a contemporary design, with vertical timber cladding ('Vastern' Brimstone Poplar), which is in natural brown timber tones on the walls, grey finished powder coated doors and windows, on top of blue engineering brick foundation plinth. Although this differs to the existing host dwelling and the front part of these extensions would be visible from the public realm, however, a number of the adjacent properties have been altered and extended to a contemporary design, especially at Nos. 12 and 14 Beacon Square and No.9 Seafields, with timber cladding and grey finished doors and windows. Therefore, the proposal would still be considered appropriate in relation to the existing design of the host dwelling, and some of the adjacent neighbouring properties.

7.5 There is adopted supplementary planning guidance in the form of the Borough Design Guide which advises that front extensions should not protrude too far forward from the main building or be prominent in the street. The single-storey extension would only protrude further to the front, than the garage by approximately 0.6m and the porch would protrude by 0.8m on the front. These proposals would be considered to be most appropriate where the property is set well back from the highway, and maintaining a minimum distance of approximately 1.15m from the boundaries with neighbouring properties. The front elevation of the proposed extensions would be approximately 8.5 metres away from the highway and whilst it would result in a noticeable addition, it is

single storey in height, which would be little taller than what already exists on site and is considered to be appropriate in relation to the size and design of the host dwelling within the streetscene.

- 7.6 Therefore, the proposed design and appearance of the proposal is deemed appropriate in the context to the main building and nearby neighbouring dwellings and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). 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 proposed single-storey extension is located on the shared boundary with the eastern neighbouring property at No.1. The elevation of this property is situated approximately 1.15 metres from the neighbouring boundary. There are no proposed side windows in the eastern elevation of the garage/utility room, as the existing small window would be removed by this scheme. The proposed side door in the new eastern side extension is unlikely to result in any harmful degree of overlooking and would position this side elevation approximately 1.35m from the boundary. Although the proposal projects 0.6m metres beyond the existing front elevation of the property and 3m to the rear, however, the roof is flat and is approximately 0.3m lower than the existing ridge height, which would lessen any perception of the development being overbearing. Whilst it is recognised the extension would result in a notable addition to the property, with the removal of the bulk of the existing conservatory, and with the remaining 5.8 metre distance between the properties, it is considered to be acceptable. It is noted no letters of objection were received with respect to the scheme.
- 7.8 There are windows proposed to the front and rear elevations of the extension, however due to existing windows in the front and rear elevations of the property it is considered any additional degree of overlooking to the neighbouring property would be negligible.
- 7.9 The property to the west is approximately 1m away, but the proposed porch would only protrude by 0.8m from the front elevation and there are no windows in its western elevation. This neighbouring property at No.5 has also a porch extension, which protrudes in front of the front elevation, similar to the proposal. Furthermore, a western side window for the existing lounge would be removed by this proposal. It is therefore considered any impact on this property at No.5 would be nominal.
- 7.10 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).

(iv) Parking provision

- 7.11 The proposed demolition of the existing single detached garage, would be replaced by an attached garage/utility room, with vehicular space for one car and bicycles and a small step down to the utility room at the rear. The proposal would not increase the number of bedrooms at the site or reduce the number of parking spaces available on site. The Parking Standards SPD sets a parking requirement for a 3-bedroom house at 2 on-site spaces, and the submitted drawings show two vehicular spaces, one on the existing drive and one internally in the garage. Furthermore, the existing area of front garden and hardstanding for the dwelling, would be capable of accommodating more than one vehicle in practice. On this basis, there are no planning conditions requiring the retention of the existing parking spaces at the site.

Therefore, it is considered that the parking provision is acceptable and would comply with Havant Borough Council Parking SPD (2016) for a three-bedroom house and is in accordance with Policy DM13.

(v) Biodiversity Net Gain (BNG)

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

8 Conclusions

- 8.1 The proposal is considered to be acceptable in design terms and would relate appropriately with its surrounding context. The proposal would not result in any significant adverse impacts on the amenity of neighbouring occupiers and would provide adequate parking. The proposal would therefore meet the requirements of Policies CS16, DM13 & ENP D1 & D2 and is recommended for approval.

9. RECOMMENDATION:

That the **INTERIM DEVELOPMENT MANAGER** be authorised to **GRANT PERMISSION** for application APP/26/00215 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 Plan 25007/10 Revision P2
Existing and Proposed North and East Elevations 25007/12 Revision P2
Existing and Proposed South and West Elevations 25007/13 Revision P2
Existing and Proposed Ground Floor Plans 25007/11 Revision P3

Reason: To ensure provision of a satisfactory development.

- 3 The development shall be carried out in accordance with the specifications of materials listed in the application form and approved plans, drawing No: 25007/12 Revision P2 and 25007/13 Revision P2 and shall be maintained as such thereafter. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The single storey side garage extension hereby permitted shall be used solely for the housing of private vehicles and for purposes incidental or ancillary to the enjoyment of the dwelling known as No.3 Beacon Square.

Reason: To ensure that the use of the building remains appropriate to the location of the site and to safeguard the character and amenity of the area in accordance with Policies CS16 and DM13 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.