

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

Councillor Grainne Rason

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Emsworth Residents Forum

No Comment.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
No objection to planning application but on condition that the developed property will not then be used as a holiday let or any similar short-term arrangement	This is not a material planning consideration therefore no condition has been added

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 matters

- (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 proposed extension would have white render to match the existing property and new clay roof tiles . There would also be vertical timber cladding to the rear of the property. The proposed alterations are considered to be appropriate to the bungalow and the context of the area, being of modern contemporary design.
- 7.4 Part of the proposed side extension would be visible from the street scene with the proposed works to the rear not visible. The proposed works are considered to be of appropriate size to the bungalow following the removal of the detached garage. It is also worth noting other properties within the immediate street scene have side and rear extensions of similar size to that proposed. As such the proposed development is considered to be in keeping with the character of the area.
- 7.5 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). 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

- 7.6 On the east side facing No.6 Warblington Road, the proposed extension would be hipped away from the shared boundary and be in a similar position to the existing garage and therefore is not considered to appearing overbearing or result in harmful loss of light to the neighbouring occupier's conservatory. There would be three high level windows on this side which would be non looking and partly screened, thus preventing harmful overlooking into No.6.
- 7.7 On the west side facing No.10 Warblington Road the proposed extension would be offset from the boundary and a path thus not considered to have an adverse impact on the occupiers of No.10.
- 7.8 The proposed windows to the rear of the extension would face out onto the rear garden. These views would be screened on all sides thus not considered to cause harmful overlooking.
- 7.9 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 matters

- 7.10 The proposed works would increase the number of bedrooms from 3 to 4 along with the loss of the detached garage. Therefore 3 car parking spaces are required on site according to Policy DM13 of the Havant Borough Core Strategy (2011) and the Havant Borough Parking Standards SPD. The Block Plan provided shows three car parking spaces on site and the existing arrangement allows for the required parking, thus being policy compliant.

8 Conclusion

- 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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00632 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:

Location Plan, Block Plan, Existing Floor Plans and Elevations - 23034-01
REV C
Proposed Floor Plans and Elevations - 23043-02 REV E
Design and Access Statement Helyer Davies Architects

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 high level windows in the extension hereby approved on the east elevation serving the utility and en-suite shall have a minimum cill height of 1.7m from finished floor level.
Reason: In the interests of the residential amenity of the adjoining property preventing overlooking and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.