

Recommendation: **GRANT PERMISSION**

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No comment received

Councillor Elizabeth (formerly Dianne) Lloyd

No comment received

Councillor S Milne

No comment received

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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

(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) Impact on Character and Appearance of the area

7.3 The proposed development encompasses works to the front porch with the addition of a pitched roof hipped back from the frontage and the external cladding changes.

Proposed works on front porch:

- 7.4 The proposed porch would be constructed with a pitched roof to replace the existing flat roof. This will raise the Proposed height to be 3.8 metres from 2.6 metres.
- 7.5 The new roof to the porch whilst taller than others in the terrace, would be hipped back from the frontage and is considered to have a limited and acceptable impact on the character and appearance of the terrace and the wider area. The materials would be grey roof tiles and this would be appropriate in the context of the existing terrace.

Proposed external cladding:

- 7.6 The proposal also involves an alteration to the external cladding of the existing white plastic render to a light grey wood grain cladco cladding.
- 7.7 Regarding its materials, on a street of varied largely brick house and white clad properties, it differs from the general appearances of the other dwellinghouses on the street, however there are other dwellings in nearby proximity such as 14 Bell Crescent with a similar coloured grey render elements. Regarding the cladding of 73 Mill Road, it would therefore not be unique in the nearby area and is modern and contemporary in design.
- 7.8 Therefore as the colour and texture of the proposed material has been confirmed to be a light grey wood grain cladco cladding, it is considered that it would be acceptable in colour and tone, and would have a limited visual impact on the area.
- 7.9 The design and appearance of the proposal is deemed appropriate in context to the building, the terrace and the wider area 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

- 7.10 The main impacts from the proposals are considered to be to No's 71 and 75 Greenfield Crescent.

No.71 lies to the north-west of the application property. The proposed roof alteration would be set approximately 3.9 m from the common boundary and the proposed pitched roof would slope away from No.71, given the set off, the single storey nature of the development and the pitched roof design any impact on light would be very limited and acceptable.

No.75 lies to the south-east of the proposed extension. The proposed roof alteration would be set approximately 2.5 m from the common boundary. Given the orientation there would be no significant impact on sunlight.

- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to an unacceptable loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site, 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.

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.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00835 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 and Block Plan MR-GA-003
Existing Elevations and Plan Drawing No. MR-GA-001
Proposed Elevations and Plan including materials MR-GA-002
Photographs of Cladding uploaded 24th November 2023

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 and details, 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.