
Site Address:	30 Nore Crescent, Emsworth, PO10 7NB		
Proposal:	Proposed garage conversion and rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00206	Expiry Date:	04/05/2023
Applicant:	Mr & Mrs Thomas		
Agent:	Mr Bessant	Case Officer:	Selina Donophy
	JB Architecture Design Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a link attached bungalow located on the west side of Nore Crescent, Emsworth. This property has a hipped roof with a projecting front gable and elevations formed from brickwork and render -to the side is a garage which is linked to the property adjacent. Towards the front of the site is a driveway providing on site parking spaces. The area is predominantly residential in character. The site is not located within a flood zone.

2 Planning History

APP/10/00354 - Application for written approval that the development has been carried out in accordance with approved details., REF,05/10/2010

APP/10/00710 - Variation of Condition of Planning Permission 97/54314/005 to retain sections of hedging, 5m on north boundary of No. 3 and 20m on east boundary of No. 4., PERM,29/11/2010

APP/10/00721 - Variation of conditions 3(i) and 4 of Planning Permission 00/54314/010 to permit revised fenestration., PERM,29/11/2010

APP/10/00783 - Replace 1No. existing window with patio doors. Construction of new porch. , PERM,14/02/2011

3 Proposal

Proposed garage conversion and rear extension.

4 Policy Considerations

National Planning Policy Framework
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

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 and Materials
D3 Layout, Form and Density

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

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith
No comment received

Councillor Lulu Bowerman
No comment received

Councillor R Kennett
No comment received

Southern Gas Network
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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
Comment: We had an excellent meeting with Mr & Mrs Thomas who explained what the outline plans are, and which we are pleased to support. However, what they don't have at present are the detail plans as to how exactly the roof, adjoining wall and guttering is going to interface with their neighbours. They agreed to let us have sight of this information prior to the commencement of work.	Comment noted. The plans show that there would be a slight overhang of the roof beyond the boundary. Guttering details would generally be controlled via Building Control Regulation. It is noted that Cert B has been served.

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

(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 This proposal comprises the conversion of the existing garage alongside an extension to the rear. The internal space would now feature a workshop room sited towards the front with a utility room and snug sited towards the rear. The roof would be raised up from the existing approximate height of 2.1 metres to a proposed 3 metres with a flat roof which would rise above the eaves line to the rear of the workshop room. To the rear elevation would be a window and a door leading out from the snug into the rear garden. Proposed materials would comprise of brickwork to match existing.

7.4 The proposed changes would be fairly modest in both scale and appearance, with the roof increase not appearing particularly significant from the road. Overall no harm has been identified to the host dwelling nor to the character of the wider area. 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

- 7.5 To the north of the application site is the attached property, no 28 . The roof would slightly overhang the boundary with no 28 and a Certificate B has been served on them. At no 28 there is a garage that runs alongside the garage at no 30 and to the rear of that is a shed and there is a side elevation window towards the rear of the side elevation at no 28 which serves the lounge . The roof would be increasing in height alongside the boundary at no 30 however on balance the impact of this on the lounge window at no 28 is considered to be acceptable given the set off of the window from the boundary and because this room is also served by windows to the rear via dual aspect.
- 7.6 To the south of the application site is no 32 . The alterations would be located away from this property and therefore no harmful impact has been anticipated.
- 7.7 To the rear of the site is the rear of no 4 Chester Close. The extension would be sited away from the rear boundary and would be located at single storey level where no harm is considered to occur.
- 7.8 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

- 7.9 The proposal would result in the loss of the garage space however there is parking on the driveway which would meet the parking allocation requirements.

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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00206 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:

PL.684.23.01	SITE, LOCATION AND PARKING PLANS
PL.684.23.03 A	PROPOSED FLOOR PLANS AND ELEVATIONS

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.