
Site Address:	12 Northlands Park, Emsworth, PO10 7EY		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00425	Expiry Date:	31/07/2023
Applicant:	Mr Simmons		
Agent:	Mr Kirk	Case Officer:	Joseph Toole
	Manorwood		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

12 Northlands Park, Emsworth, is a two storey semi detached property located to the north side of Northlands Park, a private estate. The property comprises brickwork and roof tiles. Vehicular access is from Northlands Park with parking to the side.

The property is located within a residential area with some surrounding properties of similar design and others differing.

There are two TPO trees within the application site to the rear of the property along with one to the rear of No.10 Northlands Park. There is also a TPO area to the rear of the site.

2 Planning History

APP/16/00231 - Crown reduce 1No. Oak (T1) by 1.5m, laterals by 2.5m and remove lowest limb on southeast sector, within Area A1 subject to TPO 1838. Crown reduce 1No. Oak (T2) by 2m, subject to TPO 1838., PERM,11/04/2016

APP/20/00903 - 1No.Oak (T1 on plan) Crown reduce by 1.5m overall back to previous pruning points and remove 3 lowest limbs, subject to TPO 1210 within A1; 1No. Oak (T2 on plan) crown reduce by 1.5m overall back to previous pruning points, subject to TPO 1838., PERM,18/12/2020

APP/22/01020 - 3 No Oaks T1, T2, T3 - crown reduce by 7M overall leaving a crown of 20M height by 20M width. Subject to TPO 1210., REF,17/01/2023

3 Proposal

The proposal is for a single storey rear extension. It would have a width of approximately 5.2 metres, a depth of approximately 5 metres with a flat roof and roof lantern having a maximum height of approximately 3.5 metres.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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 & Materials)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

Approve - subject to conditions

Reasons for Recommendation

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The application has submitted a Tree survey and report (Beechdown ref:B/0434/23) that provides appropriate measures to protect the trees on and adjacent to the site and the proposed works are not considered to have a significant detrimental impact on the overall amenity value of the trees to the area. The works should be carried out in accordance with the information submitted and should be secured by condition.

The proposed works, subject to the conditions listed below would ensure the protection of the trees on and off site and would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommended Conditions:

Approval subject to the following conditions;

a) Pruning works:

Any required tree works shall be pruned in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

b) Tree protection measures:

The development hereby permitted shall only be carried out in accordance with Tree survey and report (Beechdown ref:B/0434/23).

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Councillor Grainne Rason

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Southern Gas Network

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Concerned about overlooking Adjoining property would be allowed to do the same which would also cause overlooking	The dormer has now been omitted from the application with only the single storey rear extension being considered

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) Impact on trees

(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 single storey rear extension would have facing brickwork to match the existing property with a flat roof. This is considered to be in keeping with the context of the main dwellinghouse and the character of the area.

7.4 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it 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.10 Northlands Park the proposed rear extension would go along the shared boundary. As it would only extend out slightly beyond the existing extension at No.10 it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.

7.7 On the west side facing No.14 Northlands Park the proposed rear extension is deemed to be a sufficient distance away not to have an adverse impact on the property.

7.8 To the rear the proposed rear extension would be partly screened by the fencing thus not considered to have an adverse impact upon No.9 Westbourne Close.

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).

(iv) Impact on trees

- 7.10 The Council's Arboriculturist commented on the application raising no objection subject to conditions. If permission is forthcoming these conditions would be added to the decision.

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/23/00425 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:

Site and Location Plan - 2304NO_R0_000
Existing and Proposed Ground Floor Plans - 2304NO_R0 200
Existing and Proposed Elevations - 2304NO R0 202
Existing and Proposed Sections - 2304NO R0 300
TOPO Survey - 2304NO RO 001
TOPO Survey - 2304NO RO 002
Tree Survey & Report May 2023 Beechdown ref: B/0434/23

Reason: To ensure provision of a satisfactory development.

- 3 Any required tree works shall be pruned in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

- 4 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.

- 5 The development hereby permitted shall only be carried out in accordance with Tree survey and report (Beechdown ref: B/0434/23).

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.