

Recommendation: **GRANT PERMISSION**

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Clare Satchwell - Hayling East
No comment

Councillor I Scott Hayling West
No comment

Councillor Joanne Thomas
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: 0

Comment	Officer Comment
No comments received	

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 a single storey extension/orangery to replace the existing conservatory to the rear of the property. The proposed orangery would have similar dimensions to the existing conservatory in terms of width and depth, with the depth increased by approximately 0.5 metres . The height would be approximately 2.7 metres , with a raised lantern rooflight which would have a maximum height of approximately 3.6 metres. The proposed materials include brickwork and glass panelling and timber frames to window and door fittings. There would be doors on the east and south elevations leading out into the rear garden. Other alterations include internal reconfiguration of the existing garage to form a boot room and storage room and a window on the western elevation replaced.
- 7.4 The proposed orangery would be located towards the rear of the property and would not be widely visible from the public realm. There is much screening in the form of trees and foliage towards the side and rear of the site (none of which are TPO) also reducing the visual impact of the structure from neighbouring properties. The orangery is not deemed to be greatly different in terms of visual impact from the existing conservatory which also features a fair degree of glass panelling. Both the orangery and other alterations proposed are not deemed harmful to 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 To the west of the application site is no 25 St Catherines Road. The orangery would not be sited any closer to the western boundary than the current conservatory and the glass panelling to the side elevation, although slightly increased in depth and height ; is not deemed to be greatly different than the existing conservatory in terms of impact on amenity. As noted above there is foliage/screening between the properties also reducing visibility. The extension would be sited away from no 21A to the east and away from properties towards the south.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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

- 7.8 Whilst the integral garage space would be lost as a result of this proposal there is still deemed to be adequate space for parking at least 3 vehicles towards the front of the property.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00372

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:

Block plan uploaded on the 21.04.2021
Location plan uploaded on the 21.04.2021
Proposed plans (12062/02) uploaded on the 21.04.2021
Design and Access Statement uploaded on the 21.04.2021

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.