

Recommendation: **GRANT PERMISSION**

AL1	(Presumption in Favour of Sustainable Development)
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Submission Version Havant Local Plan

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

Councillor Julie Thain-Smith

No comment

Councillor Lulu Bowerman

No comment

Councillor R Kennett

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: 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 rear extension (of which the roof would project towards the side) following the demolition of the existing rear extensions and garage. Other elements of the proposal include a porch to the front elevation and alterations to external materials.
- 7.4 The proposed rear extension would have a false pitch roof with a ridge height of approximately 3.7 metres and eaves height of approximately 2.3 metres. It would have a width spanning that of the existing property with a slight overhang of roof to the side with a depth of approximately 2 metres. To the rear would be a set of bi-fold doors and a window. Towards the front of the property a porch is proposed with a monopitched roof which would have dimensions of approximately 1.5 metres depth, maximum height of 3.7 metres and width of 3 metres. The porch would feature a front door and window and there would also be alterations to the front where the property currently forms undercroft space which would be altered to create an internal games room with a window added to the front elevation. The alterations to materials include anthracite grey cladding at first floor level and white render at ground floor level.
- 7.5 The proposed alterations are deemed to be acceptable in terms of scale and design , with the proposed extension located towards the rear of the site and out of view from the public realm. The alterations to the front, with the internalisation of the ground floor space is not judged to cause harm to the character of the area- a planning history search has been undertaken and there does not appear to be any relevant planning history on this. The proposed materials alterations would not be wholly in keeping with the streetscene which mainly comprises brickwork and hanging tile in brown tones , however, the alteration is not deemed significantly harmful to the streetscene. The proposals are also deemed to be compliant with policies D1, D2 and D3 of the Emsworth Neighbourhood Plan and policy CS16 of the Havant Borough Local Plan (Core Strategy).
- 7.6 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

- 7.7 To the south of the site is no 3 Longfield Road - the proposal is not judged to result in any additional overlooking , overshadowing or overbearing impact on this property. To the north of the application site is no 530 Southleigh Road . There is not judged to be any impact on neighbour amenity as a result of this proposal. Neither is the proposal deemed to impact the rear of properties to the east along Farm View.
- 7.8 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 _

- 7.9 This proposal would not result in any additional bedrooms. Whilst initially the loss of the undercroft space was of concern in relation to loss of parking space, upon further consideration the width of the space does not meet the minimum 2.4 metre width necessary in order to meet parking standards as stipulated in the Havant Parking SPD, therefore there is not deemed to be any loss of usable parking space and with no further bedrooms proposed, no additional parking allocation is required.

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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00292

(A) 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 site plans uploaded on the 13.04.2021
Proposed elevations uploaded on the 13.04.2021
Proposed perspective 1 uploaded on the 13.04.2021
Proposed perspective 2 uploaded on the 13.04.2021
Proposed plans uploaded on the 13.04.2021
Materials specification uploaded on the 04.05.2021

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.

