
Site Address:	5 Christopher Way, Emsworth, PO10 7QZ		
Proposal:	First floor extension above existing garage.		
Application Type:	Full Planning Permission		
Application No:	APP/22/01197	Expiry Date:	17/02/2023
Applicant:	Mr. C Poulton		
Agent:	Mr D P Manns	Case Officer:	Tina Pickup
	D M Designs		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

Christopher Way is a cul-de-sac off New Brighton Road, characterised by a mix of 1970's style, detached chalet style dwellings and two storey dwellings. The application site, number 5, comprises a two storey gable fronted detached dwelling which has already been extended with a second, subservient, half-depth, gable above an integral garage. The property is constructed of pale brick with some first floor stone infill cladding, and dark tile hanging.

To the rear, the property has a single storey flat roofed extension to the rear of the integral garage that links to a half width small conservatory. The eastern boundary with number 3 comprises a brick wall, otherwise rear boundaries are generally shrubbed. The site is level, and the frontage is block paved providing parking for at least 3 cars.

Number 3 to the east is an offset chalet style - its eaves line is lower at the front, but is two storey at the rear. This dwelling has an integral garage built up to the shared boundary and the whole property is set back slightly relative to number 5.

2 Planning History

98/58821/001 - Conservatory to rear (South Elevation), PERM,05/08/1998
93/58821/000 - Installation of satellite dish to roof of single-storey extension, at rear, PERM,
04/58821/002 - First floor extension to side (east) elevation over existing garage., PERM,01/06/2004

3 Proposal

First floor extension above existing garage.

The proposal would extend the existing first floor half depth side extension, by 5.3m, making it full depth above the existing ground floor addition, which would project out 1.7m from the rear first floor facade. Due to the slight taper of the site the proposed roof would include a slightly offset pitched roof across the majority, with a small side flat roof section above the tapered area. The pitch roof would be slightly lower than the front, with matching eaves line.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)

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

5 Statutory and Non Statutory Consultations

None necessary

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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 The proposed first floor extension would be subservient to and set behind the existing front half first floor extension. As such it would not be visible from the streetscene, or affect separation distances, and any oblique side views would be of matching materials and an appropriately scaled development.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main dwelling 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 Although the proposed rear extension would extend beyond the rear facade of the original dwelling by some 1.7m, due to the staggered siting of number 3 adjacent, this would not project beyond number 3's integral garage or rear elevation. Number 3 has no windows in its side elevation and it is considered that the proposal will have no impact on the amenity of the occupiers of number 3.

7.6 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

7.7 The existing property has 4 bedrooms and after some internal re-configuration, the extended dwelling would still have 4 bedrooms. The site can readily accommodate 3 on site parking spaces to serve the resultant development, in compliance with the Parking SPD and policy DM13.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the street scene and 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/22/01197 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:

1:1250 Site Location Plan

1:500 Block Plan

Existing and Proposed Plans - Drawing Number Poulton 02A

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.