

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 Gary Hughes

No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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

(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 development would involve a single storey rear extension and raised decking area. The proposed rear extension would serve as a bathroom and living/dining room. It would have a width of approximately 5.4 metres, a depth of approximately 3.5 metres and a flat roof with two skylights having a height of approximately 3.1 metres. The proposed raised decking area would be located to the back of the proposed rear extension, having a width of approximately 5.4 metres, a depth of approximately 3 metres and a height of approximately 0.65 metres.

7.4 The proposed extension would have grey render with a rubber flat roof system. This is considered to be inkeeping with the context of the main dwellinghouse.

- 7.5 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 inkeeping with the character of the area.
- 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 side facing No.79 Geoffrey Avenue the proposed rear extension would join up with the neighbouring property's rear extension. This is not considered to cause overbearing or overshadowing. With regards to the raised platform the fencing along the boundary would be increased in height. This is considered to reduce direct overlooking and is deemed acceptable.
- 7.8 To the north side facing No.83 Geoffrey Avenue the proposed rear extension would mostly be screened by the neighbouring property's garage and offset by the driveway. Therefore, it is not considered to appear overbearing or result in the harmful loss of light to No.83 Geoffrey Avenue. With regards to the raised platform the fencing along the boundary would be increased in height. This is considered to reduce direct overlooking and is deemed acceptable.
- 7.9 To the rear there would be bi-folding doors and a window facing out onto the rear garden. These views would be screened by 1.8 metre high fencing along all boundaries. Therefore, it is not considered to cause harmful overlooking on any private amenity space. The proposed raised decking would be the same height as the ground floor on the proposed rear extension, this is not considered to harmfully overlook any immediate private amenity space due to the existing screening.
- 7.10 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.

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/20/01072

- 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 Block Plan - 3
Ground Floor Plans - 1
Existing and Proposed Elevations - 4

Reason: - To ensure provision of a satisfactory development.

- 3 The raised fencing along the north and south elevations shall be erected prior to occupation of the rear extension and raised decking area and shall thereafter be retained and maintained in the approved position unless otherwise agreed by the Local Planning Authority.

Reason: To reduce overlooking into surrounding neighbouring properties in accordance with CS16 of the Havant Borough Local Plan Core Strategy (2011).