

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No Comment.

Councillor D Keast - Cowplain

No Comment.

Councillor Narinder Bains - Cowplain

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
Please can the applicant confirm that the fence boundary between them and 14 Salet Way will not be altered or damaged.	This is a party wall and boundary issue not a material planning consideration. This would need to be dealt with the parties involved.
The boundary fence is part of the property of 14 Salet Way as laid down in the Land Registry.	

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 side extension, the removal of the existing conservatory and the erection of a single storey rear extension. The proposed side extension would involve a first floor extension above the existing study, storage room and utility room. The existing conservatory would be removed and replaced with a two storey extension. The proposed side extension would have a width of approximately 5.6 metres the same of the existing ground floor side extension. It would have a depth of approximately 8.3 metres extending out the same as the existing rear wall. The proposed side extension would have the same height as the existing ridge of the property. Following the removal of the existing conservatory a single storey rear extension would be constructed. It would have a width of approximately 11.5 metres, the same as the existing property, a depth of approximately 1.9 metres with a pitched roof having a maximum height of approximately 3.5 metres.

- 7.4 The proposed works would have facing brickwork and roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.

- 7.5 The property is located at the end of Coralin Grove with the proposed side extension being located adjacent Templest Avenue. As the proposed side extension would extend upwards from the existing side and due to its location it is not considered to have an adverse impact upon the character of the area. The proposed rear extension would not be readily visible from the street scene therefore it is also deemed acceptable to 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 front of the property there would be a window and garage door on the ground floor of the proposed side extension. On the first floor there would be two windows serving a bedroom and bathroom on the proposed side extension. These views would look out onto the parking area opposite and thus is not considered to cause any form of overlooking.

- 7.8 On the west side there would be a first floor window in the proposed side extension facing out onto the road and thus is not considered to cause any form of overlooking. The proposed side extension would also not appear overbearing or result in the harmful loss of light to any surrounding properties due to its location. Furthermore,

there would be no side windows in the proposed rear extension.

- 7.9 On the east side facing No.4 Coralin Grove there would be no side windows in the proposed rear extension. Due to its minimal depth and the existing boundary treatment of 2 metre high walls it is not considered to appear overbearing or result in the harmful loss of light to No.4 Coralin Grove.
- 7.10 To the rear within the proposed rear extension there would be two windows and two sets of doors facing out onto the rear garden. This not considered to cause harmful overlooking into neighbouring private amenity space with views being screened by the existing 2 metre high walls along all boundaries. On the first floor proposed side extension there would be a window in the master bedroom. These views are considered to be similar to the existing views from the first floor and is not deemed to immediate overlooking into the private amenity space of No.14 Salet Way and No.4 Coralin Grove.
- 7.11 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/20/01215

- 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 Plan - G11
Site Plan - G10
Parking Plan - G09
Block Plan - G09
Proposed Elevations - G08
Proposed First Floor Plan - G07
Proposed Ground Floor Plan - G06

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.