

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 comments were received

Councillor I Scott Hayling West

No comments were received

Councillor Joanne Thomas

No comments were received

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

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 front and rear gable extensions would be approximately 4m in width and to the full

height of the roof. The pitch of the gable and window size mimics that of the existing gable on the building using matching materials - overall is considered to appear acceptable on the building. The smaller dormer windows, and infill extension to the front gable are also considered to appear acceptable. The single storey extension to the rear would be part 2.1m in depth, and part 5.6m in depth. This extension is not considered to be excessive in size on this building/size of plot and would not impact on the street scene.

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

- 7.4 No.13 Bacon Lane is the neighbouring property to the east. At the closest part of no.13 the proposed rear extension would be 2m in depth, with the 5.6m depth part at approximately 3.5m from the boundary between the properties. Overall, at single storey height the extension is not considered to result in an unacceptable neighbour impact. The proposed roof extension and dormers with larger windows than the existing would result in a change to the existing situation, but overall, not an unacceptable impact given that new windows would face directly to the rear.

No.17 Bacon Lane is the neighbouring property to the west. The proposed extensions are not in close proximity to no.17 and the rear extension would be single storey, not considered to have an unacceptable impact on no.17. A first floor window is proposed in the west facing elevation to serve an en-suite. Whilst no representation has been received from the occupier of no.17 to confirm the rooms, it is noted that there are windows on the east facing elevation of no.17. Due to the proximity to no.17, and to ensure no loss of privacy it is recommended that a condition is attached that the proposed en-suite window is obscure glazed and top opening only.

The proposals are a sufficient distance from properties to the rear that no unacceptable impacts are considered to result.

- 7.5 Consequently, it is considered that the proposal 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 character of the area and 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/21/00004 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:

20095-101 A (Location Plan and Block Plan) received 08.02.21

20095-402 D (Proposed Plans) received 08.01.21

20095-502 C (Proposed Elevations) received 08.01.21

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the proposed en-suite window in the first floor on the west facing elevation of the existing dwelling shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.