

Recommendation: **GRANT PERMISSION**

Havant Borough Pre Submission Local Plan 2036

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The proposed store shown to the front of the property is adjacent and very close to our border, this would restrict our ability to do maintenance to the cladding, facias, guttering and fencing to the west side of our property. Further to this where it is so close to our border from the road it would look as if the bungalows were semi detached. There are other options on the site where the store could be positioned.	This matter would be a civil issue and would not be classed as a material planning consideration. Please see 'Planning Considerations' section of the report.

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
- (v) CIL

(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 single storey extensions to the side and rear of the property. The side extensions comprise a store to the east (side) elevation which would have a hipped roof and eaves height of approximately 2.6 metres, width of approximately 2.1 metres and depth of approximately 2.5 metres. This would feature a door to the front and rear. Set back towards the rear/side of the property would be another extension, sited approximately 1.6 metres forward from the existing detached garage which would be demolished to make way for the extension. This would also have a hipped roof with an eaves height of approximately 2.6 metres, ridge height of 3.7 metres, a depth of approximately 7.8 metres and a width of 4 metres. This would create a utility/gym/study room and would have a window to the rear elevation and two sets of windows/doors to the west elevation. Another extension is proposed to the rear of the property between the current lounge and kitchen which would have a flat roof, rooflight and rear facing window. The conservatory to the rear would be demolished.

7.4 The proposed extensions to the rear would not be visible from the public realm, however the side extension set towards the front would be. Although the proposed extension would come up to the side boundary, this is not considered to result in any harmful terracing effect, especially as there is no set pattern of development along Park Crescent which would result in gaps needing to be retained to the boundary to protect the character of the streetscene. It is noted that other properties in the immediate vicinity have developed to the boundary. The proposed extensions are judged to be generally subservient in both scale and design, with the roof pitches reflecting that of the main roof. The materials would be altered to include a change from textured render to smooth render and stone quoins. This change in material is judged to be acceptable in appearance and the proposal is judged to be consistent with Policies D1 and D2 of the Emsworth Neighbourhood Plan (2019).

7.5 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

7.6 To the east of the application site is no 21 Park Crescent which has a garage located on the shared boundary. The store would be located adjacent to this- there are no

windows on this side . The rear/side extension would be sited forward of the existing garage , however is not judged to result in any unacceptable impact on the side windows at no 21 .

7.7 To the west of the application site are nos 17-13 Park Crescent which have rear gardens backing on to the side and rear of the application site. The extension would feature doors facing back in this direction, however set at single storey level and sited away from these properties, the proposed extension is not judged to be harmful to the amenity of these properties.

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).

(iv) Parking

7.9 No additional bedrooms are proposed so no additional parking is required.

(v) CIL

7.10 This proposal would not result in over 100 m2 additional floorspace, therefore this is not CIL liable.

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/20/01211

(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:

Block plan received on the 22.12.2020

Location plan received on the 22.12.2020

A102 Proposed elevations

A103 Existing and proposed elevations (floorplans)

A104 Existing and proposed roof plans

Application form received on 22.12.2020 (specifying materials)

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.