
Site Address:	8 Godwin Close, Emsworth, PO10 7XT		
Proposal:	Retrospective planning permission for rear ground floor extension.		
Application No:	APP/21/00369	Expiry Date:	21/06/2021
Applicant:	Mr Howard		
Agent:	Mr Jay	Case Officer:	Joseph Toole
	The Planning Service		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

8 Godwin Close, Emsworth, is located to the south side of Godwin Close with Cotton Drive to the west and Southleigh Road to the south. The application site is a two storey semi detached property comprising red brick and concrete roof tiles. Vehicular access is from Godwin Close with parking to the front.

The property is located within a residential area with surrounding properties of similar style and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Retrospective planning permission for rear ground floor extension.

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)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

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: 7

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 application is applying for retrospective permission for the rear ground floor extension. It is used as an orangery and has a width of approximately 5.2 metres, a depth of approximately 3.8 metres with a flat roof and roof lantern having a maximum height of approximately 3.4 metres.

7.4 The rear extension has brick and white PVCu with a glass roof. This is deemed to be inkeeping with the context of the main dwellinghouse.

- 7.5 The rear extension is visible from Cotton Drive and Southleigh Road however it is not deemed to have a negative impact upon the character of the area. Due to the rear extension being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, it is considered to be subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. It is also worth noting No.6 Godwin Close has a conservatory to the rear of their property.
- 7.6 The design and appearance of the extension 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. 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 On the east side of the extension there are 3 windows facing the shared boundary with No. 7 Godwin Close. Due to the separation distance of approximately 4.4 metres from the shared boundary and existing 1.8 metre high fencing it is not considered to have an adverse impact on the occupiers of No.7 Godwin Close.
- 7.8 On the west side the extension faces out onto Cotton Drive. As a result it is not deemed to impact any neighbouring properties.
- 7.9 To the rear there are doors and windows facing the rear garden. Due to the existing screening of 1.8 metre high along all boundaries it is not deemed to cause any overlooking to neighbouring properties.
- 7.10 Consequently, it is considered that the extension does 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. 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/21/00369

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed Plans
Reason: - To ensure provision of a satisfactory development.