

Recommendation: **GRANT PERMISSION**

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E1\* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

None.

## **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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

| Comment | Officer Comment |
|---------|-----------------|
|         |                 |

## **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 proposal is for the construction of a single storey rear extension, extension of the front canopy and render to the porch, first floor front elevation and new extension. The proposed canopy extension and render will be visible from the public realm, however other properties in the surrounding vicinity have the benefit of similar alterations, and it is considered this element will update and enhance the facade of the existing property.

- 7.4 The rear extension has a depth of 4 metres and a width of 4.6 metres, with a pitched roof and roof lights to an eaves height of 2.5 metres and a ridge height of 3.9 metres. The rear addition, together with the existing extensions to the property would result in a

generous increase in the overall footprint and volume of the original dwelling, however it is considered this can be comfortably accommodated within the extent of the site and sufficient amenity area would be retained to the rear.

- 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

Impact on 13 Abbotstone Avenue - side/west

- 7.6 This property adjoins the application site to the west. Whilst the single storey rear extension is to be built close to the boundary with this property, there are no windows in the western elevation. Furthermore, photographs provided by the agent show there is a two storey rear extension at this neighbouring property and the proposed extension would not project beyond the rear elevation of this addition.
- 7.7 The extension of the front canopy is 5.6 metres away from the boundary with this property and set back 0.3 metres from the front elevation of the existing porch. The impact is therefore considered to be acceptable in planning terms.

Impact on 1, 3 and 5 Adhurst Road - side/east

- 7.8 The angled eastern boundary of the application site abuts the rear boundaries of these properties. The rear boundary of number 1 Adhurst Road runs along the side elevation of the garage extension at the application site and this would provide a degree of screening from the proposal which is close to the western boundary of the property.
- 7.9 Whilst there are roof lights in the new extension, there are no windows in the side elevation and the rear elevations of numbers 3 and 5 Adhurst Road are approximately 14 metres away. It is deemed the bi-fold doors on the rear elevation of the extension would not result in any additional overlooking loss of privacy to the occupiers of these neighbouring properties.
- 7.10 Regarding the works to the front of the application site, it is considered these properties are a sufficient distance away for any impact to be negligible. It is not judged that the proposal would not result in any harmful effect on these properties and is deemed to be acceptable in planning terms.

Impact on 7 and 27 Adhurst Road - rear/north

- 7.11 The rear gardens of these properties abut the rear boundary of the application site, although do not directly face the rear elevation of the dwelling. Whilst there are bi-fold doors in the rear elevation of the extension, it is 9.5 metres away from the northern boundary, and the rear elevation of 7 Adhurst Road is 11 metres to the east and the rear elevation of 27 Adhurst Road is 15 metres to the west from this boundary. The elements to the front of the dwelling would not be visible from these properties. The impact is therefore considered to be acceptable in planning terms..

Impact on 22, 24, 26 Abbotstone Avenue - opposite/south

- 7.12 These properties are situated opposite the application site and the rear extension would not be visible. There is a distance of 22 metres from the front elevations of these properties to the front elevation of the application site. The proposed canopy extension and render would upgrade the external appearance of the property and have minimal effect on the occupiers of these properties. The impact is therefore considered to be acceptable in planning terms.

- 7.13 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/20/00615 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Drg no. A101 Existing and proposed ground floor plans received 14 October 2020  
Drg no. A102 Existing and proposed first floor plans received 14 October 2020  
Drg no. A103 Existing and proposed site plan received 14 October 2020  
Drg no. A103A Existing and proposed 3D front and rear elevation plans received 14 October 2020  
Drg no. A104 Existing and proposed north and south elevation plans received 14 October 2020  
Drg no. A105 Existing and proposed east and west elevation plans received 14 October 2020  
Drg no. A106 Block plan received 14 October 2020  
Drg no. A107 Location plan received 14 October 2020  
**Reason:** - To ensure provision of a satisfactory development.