
Site Address:	16 Greville Green, Emsworth, PO10 7TH		
Proposal:	Single storey side/rear extension.		
Application No:	APP/20/01128	Expiry Date:	19/01/2021
Applicant:	Mr & Mrs Shaw		
Agent:		Case Officer:	Jane Burton
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

16 Greville Green is a two storey end of terrace dwelling with a single storey store to the side, and a further store/w.c building to the rear of this. The main dwelling is constructed of brick - painted to the front and side. The side extension roof that is adjacent to the side elevation of the main dwelling pitches down to the boundary. The store and w/c to the rear has a roof that pitches down to the rear.

2 Planning History

No recent history.

3 Proposal

The proposal is a single storey side/rear extension to replace the existing the extensions/buildings. The proposed extension would be to the side of the house extending up to the side boundary. The extension would be set back on the front elevation by 2.3m and would extend beyond the rear elevation of the house by approximately 6.4m. The proposed extension would be flat roofed and to a height of approximately 2.8m. The application form states that the material would be painted or fair faced brickwork to match the existing.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

Councillor Julie Thain-Smith

No comments were received

Councillor Lulu Bowerman

No comments were received

Councillor R Kennett

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: 3

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 proposal would be single storey and set back on the front elevation similar to the existing extension. The proposal is not considered to have an unacceptable impact on the street scene. The proposal would extend by some depth beyond the rear elevation, however the increase in depth is shown to be 1.1m beyond the depth of current extensions and structures in this position. Overall, the extension at single storey height is not considered to result in an unacceptable change from existing

having regard to Policy CS16 of the HBLP (Core Strategy) and it is not considered that the scheme would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The proposed extension would be adjacent to the side boundary with no.15 Greville Green to the west. No.15 also has a structure to the side of the house adjacent to no.16, and a small brick side extension to the rear of this with a window to the rear, visible in google earth imagery and photographs submitted by the applicant.

The shared wall between no.16 and no.15's existing extensions is shown to be retained on the submitted plans and the proposed extension built inside this. The proposed extension would extend beyond the main rear elevation of no.15 by approximately 8.4m (approximately 1.1m further than the existing structures). The height of the proposed extension would be between approximately 0.3m and 0.6m higher than the existing extensions/structures at the closest point to the boundary compared to existing. However there is a gap between main side elevation of no.15 and the boundary of approximately 2.7m which would reduce overbearing impact. There is a closer window on the small side/rear extension at no.15 upon which it is considered that there would be more impact - no planning history or representation has been received to confirm what room this serves. However due to the scale of this small side/rear extension at no.15 it is considered to be unlikely to be a primary window serving a main habitable room in the property. In estimating the position from available information the centre of the window would not lie within the section overshadowing zone having regard to the guidance in the Council's SPD p47.

The applicant has submitted further information during the course of the application to show the appearance of the remaining wall at the boundary (once the existing structures are removed). Whilst this would not leave a straight topped wall, overall it is not considered that the appearance would be unacceptable on Planning grounds. The neighbour at no.15 has been re notified since receiving these plans and no representation/objection has been received.

Overall, whilst acknowledging that there would be some additional impact, it is not considered that the change to the existing situation or overall effect would result in a significant adverse impact on the amenities of no.15 that would warrant the refusal of the application.

Due to its positioning and single storey nature it is not considered that the proposal would result in unacceptable impacts on the amenities of any other neighbouring properties.

- 7.5 Consequently, it is considered that the proposal would have a limited and acceptable impact on the properties immediately adjacent to the application site meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and it is noted that no letters of objection have been received in respect of the application.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01128 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:

Location Plan (1:1250) received on 24.11.20

5498/500 (Site Layout Plan) received on 24.11.20

5498/3 Rev A (Proposed Ground Floor Plan) received on 24.11.20

5498/4 Rev B (Proposed Elevations) received on 21.01.21

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.