
Site Address:	40 Skylark Avenue, Emsworth, PO10 7GB		
Proposal:	Two storey rear extension.		
Application No:	APP/20/00497	Expiry Date:	08/12/2020
Applicant:	Mr & Mrs Meagher		
Agent:	Mr Netherwood	Case Officer:	Selina Donophy
	Trinity Rose Architecture		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two- storey, detached dwellinghouse located on a corner plot where Skylark Avenue meets Redwing Court. This property is of red brick construction with a clay tile pitched roof and porch canopy to the front elevation above the door, which is set close to the public highway . There is a bush boundary treatment to the front curtilage and brick wall to the south and west boundaries.

2 Planning History

APP/13/00598 - Discharge of Condition No/s 5, 6, 7, 16, 17 and 19 of Planning Permission 10/74014/000., PERM,16/08/2013

APP/12/00837 - Reserved Matters Application (pursuant of outline planning permission 10/74014/000) for redesign of northern part of the site to provide a total of 161 units (reduction of 32 units) with associated parking and landscaping. , PERM,14/12/2012

APP/14/00536 - Application for written approval that the development has been carried out in accordance with approved details for Planning Permissions 10/74014/000 (outline) and APP/11/01089., PERM,10/07/2014

APP/14/00713 - Discharge of Condition No. 5 of Planning Permission 10/74014/000., PERM,06/08/2014

APP/14/01297 - Partial Discharge of Condition No. 33 of Planning Permission 10/74014/000 relating to plots 93-96 & 103-106., PERM,05/01/2015

APP/17/00300 - Variation of S106 legal agreement relating to Planning Permission 10/74014/000 (Hampshire Farm) to extend the period to procure that the Community Facilities (doctors surgery and pharmacy) are provided on the Community Facilities Land until the 1st December 2017.

Extension of time Agreement until 13th October 2017, PERM,19/10/2017

3 Proposal

Two storey rear 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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 a two storey extension to the rear of the property. The southern most corner of the property is already sited adjacent to the boundary wall and therefore the rear extension would be located very close to the boundary wall to the south west, replacing the wall to the side and then stepping in so as not to cross the curtilage of the site into Redwing Court. As there would be some overhang, Certificate B has been served on the residents of Redwing Court.

7.4 The proposed extension would have a depth of approximately 3.2 metres and would follow the width set by the existing property. The roof towards the rear would form twin pitched roofs , with ridge lines set below that of the main roof. The additional space would create an elongated living room at ground floor level as well as a utility and dining room . Each room would be served by doors leading out into the rear garden, double doors to the dining and living room and a single door to the utility room. At first floor level the extension would create 2 additional bedrooms (bedroom 3 and bedroom 4) and an enlarged master bedroom - each of these rooms would be served by a window at first floor sited on the rear elevation. There are no windows proposed to the side elevations. Materials proposed include brickwork and roof tiles both to match existing.

7.5 Although the proposed extension would be sited towards the rear of the property, it would be partially visible from the public realm when viewed from Redwood Court, which is a private cul-de-sac. Despite it having some visibility, and reasonable depth the design is judged to be relatively subservient in scale to the existing property, with materials in keeping and roof ridge set below the main roof line. The Havant Borough Design Guide suggests that rear extensions should retain a distance of 8 metres from the rear elevation wall to the rear boundary. Taken from the middle of the rear elevation there would be an average distance of 6 metres to the rear boundary and approximately 16 metres separation distance between the rear elevation and the side elevation of no 1 Redwing Court. It is noted that the amenity space on site is relatively small in size- the existing rear garden only just reaches 10 metres in depth which is the recommended minimum garden depth for new developments and the extension

would significantly reduce this further . Despite this , many of the properties in the surrounding area have small rear gardens, many of which do not meet 10 metres in depth.

- 7.6 The design of the proposal alongside materials proposed would be in keeping with the existing property. The proposal is also judged to be consistent with Policies D1 and D2 of the Emsworth Neighbourhood Plan (2019) in both design and use of materials.
- 7.7 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

- 7.8 Towards the rear (south) of the application site is Redwing Court and a terrace of 3 properties forming nos 1-5 Redwing Court. No 1 is the closest property to the application site . Although the building line of no 40 would come closer towards no 1 as a result of this proposal (16 metres separation distance as stated above), there are no windows on the side elevation of no 1 and the garden is offered some privacy from the double garage located to the side. The Havant Borough Design Guide suggests a minimum of 10 metres separation distance where a development faces a blank gable. Approximately 16 metres distance would also separate the rear of no 40 and the front elevation windows at no 1 - an additional window is proposed to the rear elevation of no 40, creating 3 windows serving bedrooms, however it is also noted that there are existing windows on this elevation, although set back by a further 4 metres than proposed , on balance the closer proximity is not judged to cause any significant increased overlooking .
- 7.9 To the east of the application site is no 2 Skylark Avenue. No windows are proposed to the side elevations of the extension and there is a reasonable set off of approximately 6 metres between the properties which is judged to mitigate against any overbearing impact on this property.
- 7.10 To the west of the application site is no 42 Skylark Avenue. There is a single storey garage with a pitched roof sited on the boundary between nos 40 and 42 and there are no side elevation windows which would be impacted by the extension. The proposed extension would not extend further than the rear elevation at no 42 and there are no side windows proposed to the side elevation of the extension facing west. For this reason there is not judged to be any overbearing or overshadowing impact upon this property.
- 7.11 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.

(iv) Parking .

- 7.12 The proposal would result in an increase in bedrooms from 3 to 4 in total. A parking plan has been provided showing 3 spaces accommodated on site which is in accordance with the Havant Parking SPD.

(v) CIL .

- 7.13 The proposal would not result in increased floorspace above 100 square metres and therefore this proposal 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/20/00497 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:

A20-236-P-100 REV A - Proposed plans, elevation, section (received on the 23.09.2020)

A20-236-P-001 Block plan with parking

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.