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|-----------------|------------------------------------|---------------|--------------|
| Site Address:   | 13 Racton Road, Emsworth, PO10 7SY |               |              |
| Proposal:       | Single storey rear extension.      |               |              |
| Application No: | APP/20/00929                       | Expiry Date:  | 01/12/2020   |
| Applicant:      | Mr & Mrs Laycock                   |               |              |
| Agent:          | Mr Rushworth                       | Case Officer: | Bee Crawford |
|                 | Rushworth Architecture Ltd         |               |              |
| Ward:           | Emsworth                           |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a two storey mid terraced dwelling with a brown pitched tiled roof and elevations of red multi-brick. The site is level with open vehicular access to the front leading to a tarmac parking area, enclosed by a 1 metre high brick walls with piers to the northern and southern boundaries. The rear garden is mainly laid to lawn with an area of decking and a shed and is enclosed by 1.8 metre high fences to all boundaries.
- 1.2 The adjoining two storey terraced properties lie to the north and south, the rear garden of a property in Racton Road is to the west and two storey semi-detached properties are opposite. The surrounding area is of medium density consisting of a mixture of two storey, semi-detached and terraced properties of similar age, style and design.

## **2 Planning History**

None relevant to this application.

## **3 Proposal**

- 3.1 The proposal is for the construction of a single storey rear extension, following the demolition of the shed.

## **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)  
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  
ENP\_D1 (General Design Policy)

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: 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 proposed extension is to the rear of the property and would not be visible from the public realm. It has a width of 6.3 metres and a depth of 2.9 metres with a mono-pitched roof to an eaves height of 2.32 metres and a ridge height of 3.6 metres. The proposal will result in a modest addition to the property and can be comfortably accommodated within the extent of the site.
- 7.4 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 12 Racton Road - side/south

- 7.5 This property adjoins the application site to the south and has a plot of a similar size. There are no windows in the southern elevation of the extension which would be a distance of 0.94 metres from the boundary. The extension would be partially screened by the existing shed which abuts the northern boundary of this property. The impact is therefore considered to be acceptable in planning terms.

Impact on 14 Racton Road - side/north

- 7.6 This property adjoins the application site to the north and again has a plot of a similar size. Whilst the extension is to be built close to the boundary with this property it would only project slightly beyond the rear elevation of the existing addition at number 14. There are no windows in either the southern elevation of this addition or in the northern elevation of the proposal. The extension would fall outside the 45 degree overshadowing zone of this property and it is considered any resulting impact would not be unacceptable.

Impact on 15 Racton Road - rear/west

- 7.7 The western boundary of the application site abuts part of the side boundary of the rear garden of this property. The rear elevation of the extension is approximately 10 metres from this boundary with the rear elevation of number 15 a further 6 metres away. It is not considered that the proposal would result in any harmful effect on this property and is deemed to be acceptable in planning terms.
- 7.8 The proposal would not be visible from the properties opposite the site.
- 7.9 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.
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## 9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00929 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 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. 20028-S01  | Location plan, existing and proposed block plans |
| Drg no. 20028-EX01 | Existing floor, elevations and roof plan         |
| Drg no. 20028-PR01 | Proposed floor, elevations and roof plan         |

**Reason:** - To ensure provision of a satisfactory development.