
Site Address:	36 Havant Road, Emsworth, PO10 7JG		
Proposal:	Proposed single storey extension at rear of property to replace existing conservatory.		
Application No:	APP/20/00733	Expiry Date:	19/10/2020
Applicant:	Mr and Mrs Shapley Mephram Pope Stevens Architecture		
Agent:	Ms E Pope Pope Stevens Architecture	Case Officer:	Joseph Toole
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

36 Havant Road, Emsworth, is located to the south of Havant Road. The application site is a detached two storey property comprising of red brick and plain roof tiles. Vehicular access is from Havant Road with parking to the front and side in the form of a garage and car port.

The property is located within a residential area with properties of different 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

97/53966/002 - Detached double garage to front of dwelling, PERM,08/07/1997

3 Proposal

Proposed single storey extension at rear of property to replace existing conservatory.

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

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: 3

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 proposed development would involve a single storey rear extension following the demolition of the existing conservatory. The proposed extension would be used as a orangery/dining area following the original line of the conservatory. It would have a width of approximately 5.4 metres, a depth of approximately 6.9 metres, with a pitched roof with a maximum height of approximately 5.4 metres.
- 7.4 The proposed development would have red brick and plain concrete roof tiles to match the existing property. This is considered to be in keeping with the context of the main dwelling house.
- 7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the existing conservatory. Therefore, it is considered to be inkeeping with the character of the area
- 7.6 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) 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 there would be bi folding doors, windows and velux windows. This view has already been established from the existing conservatory screened by hedging and fencing along the side. Furthermore, it is offset from the boundary of No.34 Havant Road by approximately 8 metres. Therefore, it is not considered to appear overbearing or result in the loss of light.
- 7.8 On the west side there would be top windows and 2 velux windows facing No.38 Havant Road. This view had already been established and due to the windows positioning it would not result in overlooking. The proposed extension would follow the same line as the conservatory being approximately 2.5 metres deeper therefore it is not considered to have an adversely negative impact on No.38 Havant Road in terms of appearing overbearing or resulting in the loss of light.
- 7.9 To the rear there would be windows facing the back garden. This view have been established and considered acceptable. The proposal would be screened by hedging and fencing to the side and mature trees and fencing to the rear. Therefore, it is not deemed to overlook any private amenity space of the surrounding properties.
- 7.10 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) 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00733

- 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, Block Plan, Existing and Proposed Floor Plans and Elevations - DPA-01 REV 01

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.