

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

Not Required

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The Glen Management (Emsworth) Limited Team supports this application with the condition that no gate on their adjoining boundary wall will be permitted to access The Glen's property. However contact can be made to notify us of the date the works will start to assist access over the adjoining wall and temporary parking.	Noted and information sent to the agent.

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 single storey flat roof rear extension, the proposed extension will have a depth of 3.4m with a maximum height of 2.8m spanning the width of the rear of the dwellinghouse (5.4m), the materials which are to be used will match those on the existing dwellinghouse. The proposed extension would be partially visible from the public realm, but would not have a harmful effect on the visual character of the

streetscene.

- 7.4 Part of proposal is to insert a window at ground floor level and a window at first floor level along the southern elevation of the main dwellinghouse, the proposed windows will overlook the public realm facing the vehicle turning area of Church Path and the main Havant Road leading to Emsworth Town Centre, these areas are currently readily visible from the public domain, therefore the insertion of the proposed windows along this elevation would be acceptable.
- 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

- 7.6 The proposed extension would have a minimal impact to the neighbouring properties to the front (west) and side (south) elevations, any overlooking with regard to the insertion of the windows to the southern elevation would be acceptable as the area which would be overlooked is currently readily visible from the public domain, therefore the proposal would have acceptable impact.
- 7.7 The proposal would have a minimal impact on the neighbouring property to the rear (No.8) this neighbouring property is set back over 13m from the proposed development and would be partially screened by the boundary treatments of the neighbouring dwellings as well as that of the application site, therefore any impact would be acceptable.
- 7.8 The neighbouring property to the north (No.5) already benefits from an extension of the same depth and height as the proposal, therefore the impact upon this neighbouring property would be minimal and acceptable.
- 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00334 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:

Application Form - Received 28 April 2020
Location Plan - Received 28 April 2020
Existing Block Plan - Received 28 April 2020
Proposed Block Plan - Received April 2020
Existing Elevations - Drawing No. CP/01/03 - Received 28 April 2020
Existing Ground Floor Plan - Drawing No. CP/00/01 - Received 28 April 2020
Existing First Floor Plan - Drawing No. CP/00/02 - Received 28 April 2020
Proposed Elevations - Drawing No. CP/00/05 - Received 28 April 2020
Proposed Ground Floor Plan - Drawing No. CP/00/04 Rev A - Received 28 April 2020
Proposed First Floor Plan - Drawing No. CP/00/05 - Received 28 April 2020

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.