

---

|                 |                                         |               |              |
|-----------------|-----------------------------------------|---------------|--------------|
| Site Address:   | 21 Wickor Way, Emsworth, PO10 7RE       |               |              |
| Proposal:       | Single storey side and rear extensions. |               |              |
| Application No: | APP/19/00873                            | Expiry Date:  | 27/10/2019   |
| Applicant:      | Mr Dodgson Ms Howarth                   |               |              |
| Agent:          |                                         | Case Officer: | Bee Crawford |
| Ward:           | Emsworth                                |               |              |

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

- 1.1 The application site is a detached bungalow with side dormers and has a grey tiled pitched roof and elevations of grey painted render and tile hanging. The site is level with open vehicular access to the front leading to a concrete drive and area of shingle, with a 1 metre high hedge to the western boundary and shrubs to the eastern boundary. The rear garden is mainly laid to lawn with a patio area and a shed and is enclosed to all boundaries by 1.8 metre high fencing.
- 1.2 Detached bungalows are to the east and opposite and the rear gardens of properties in New Brighton Road are to the west and to the rear. The area is of medium density with detached bungalows, two storey and chalet style dwellings of similar and different age, styles and design.

## **2 Planning History**

None relevant to this application.

## **3 Proposal**

- 3.1 The proposal is for the construction of single storey side and rear extensions and new cladding.

## **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)

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: 7

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 application is for a single storey side and rear extension and would only be partially visible from the public realm due to the location of the side extension and side access gate which provides screening. Furthermore, the property is situated 6.5 metres from the highway with the front elevation of the side extension a further 5 metres away. It is therefore considered there would be minimal impact on the existing street scene.

7.4 The side extension is on the east of the property and is of a modest size with a depth of approximately 6.9 metres and a width of 1.5 metres with a mono-pitched roof to a height of 3.4 metres.

- 7.5 The single storey rear extension extends across the majority of rear of the property, set in 0.2 metres from the western elevation. It has a depth of 3.8 metres with a shallow pitched roof to an eaves height of 2.5 metres and a ridge height of 3.9 metres with roof lights and a flue.
- 7.6 The development would result in a modest increase to the original footprint of the property and can be comfortably accommodated within the extent of the site. A sample of the proposed Cedral Click Smooth cladding in silver grey has been submitted as part of the application and this is judged to be acceptable. 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

- 7.7 There are two roof lights on the eastern side of the extensions with no windows in the eastern elevation. The eastern elevation of the side extension is 1 metre from the boundary with number 19 Wickor Way and the eastern elevation of the rear extension is 2.6 metres from this boundary. The western elevation of the neighbouring property is 0.8 metres from the boundary and whilst there is a window in this elevation, the side extension is of a modest size and height and it is therefore deemed any resulting impact would not be unacceptable.
- 7.8 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of the windows at 19 Wickor Way. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.9 There is a roof light and a flue to the western elevation of the rear extension, however the western boundary forms the rear boundary of gardens of properties, with the eastern elevations of these properties approximately 20 metres away. Notwithstanding this, an informative is recommended with respect to the possibility of any nuisance caused by the proposed flue to protect the occupants of nearby residential properties from smoke pollution.
- 7.10 Although the southern elevation of the rear extension is predominantly glazed, there are no properties directly to the south and the neighbouring properties in New Brighton Road are a sufficient distance away for any impact to be negligible.
- 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.

## **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/19/00873 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 be as indicated on the submitted forms and hereby approved plans, together with Cedral Click Smooth silver grey cladding, 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 1 Location plan, existing floor and elevations plan

Drg no. 2 Proposed block plan, proposed floor and elevations plan

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