
Site Address:	80 Horndean Road, Emsworth, PO10 7PU		
Proposal:	Proposed front porch and garage, single storey side and rear extensions.		
Application No:	APP/19/01079	Expiry Date:	27/12/2019
Applicant:	Mr & Mrs Barrett		
Agent:	Mr C Clements	Case Officer:	Denise Sheath
	Downland Design Ltd		
Ward:	Emsworth		
Site Visit Date:	14/01/2020		

Recommendation: **GRANT PERMISSION**

1 Site Description

80 Horndean Road, Emsworth, is a two storey semi detached dwelling with a detached garage to the rear of the property, the property is constructed with red brick with a hung tiled roof, the property benefits from a single storey rear conservatory and a porch to the front. The property has a large open area to the front with the availability of parking of several vehicles.

The boundary treatment to the front consists of wooden fencing of approximately 1m and hedging to the side elevations, 1m wooden fencing, brick pillar post approximately 1.8m in height and metal rail gates to the front. The rear boundary treatment consists of approximately 1.6m wooden fencing, hedging and shrubbery.

2 Planning History

99/64659/000 - Conservatory to rear, PERM,03/02/2000

3 Proposal

Proposed front porch and garage, single storey side and rear extensions.

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
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None 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: 5

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 porch and side extension would be visible from the public realm, the property is set back 15m from the road, the proposed side extension will be in line with the existing building line and the porch will protrude 2m from the original principle elevation, the proposals will be in keeping with the main dwelling in the context of the materials to be used. The properties within the area are of different design and styles, therefore on balance the works are considered not to have a harmful effect on the character of the area and would be considered acceptable.

7.4 Following demolition of the existing rear conservatory and detached garage the proposed rear extension would wrap around the rear of the dwelling attached to the side extension, this element of the proposal would not be visible from the public realm and would therefore have no harmful effect on the visual character of the area. The proposed rear extension would have a gap of 1.3m to the shared boundary to No. 78, the extension would protrude approximately 9.75m from the original rear wall of the dwellinghouse along the south elevation with a width of 4.3m this part of the extension then drops in depth by 4.8m extending a width of 7m across the rear of the dwellinghouse protruding 5.1m from the original rear wall leaving a gap of 0.5m to the shared boundary with No.82. The proposed extension has a maximum height of 3.8m, the existing detached garage is a distance of approximately 3.1m from the original rear wall of the dwelling house with a depth of 4.3m and a maximum height of 3.3m. Existing conservatory has a width of 6.2m a depth of 3.15m and a maximum height of 3.9m.

7.5 The proposal includes the introduction of a painted white render to the rear extension, a natural slate roof will be to the bedroom element, the roof to the remaining part of the rear extension would be a metal roof to be British Steel (Tata) Colocoat Urban - colour Anthracite 7016, similar in colour to natural slate, the properties within close

proximity of the application site show a mix pallet of colours including brick and painted render. Furthermore it is acknowledged that paragraph 60 of the National Planning Policy Framework states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

- 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). 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 The neighbouring properties to the front elevation have a distance of 26m from the proposal to the boundary of these properties therefore any impact upon this neighbouring properties would be minimal and acceptable.
- 7.8 The neighbouring properties to the rear elevation have a distance of 54m from the proposal to the boundary and would be screen by the shrubbery and boundary treatment, therefore any impact upon this neighbouring property would be minimal and acceptable.
- 7.9 The neighbouring dwelling No. 82 will maintain the 4m distance from the proposed porch to the shared boundary at the front, the proposed rear extension will protrude a further 0.9m than the single storey rear extension at No.82, the 0.5m gap from the shared boundary will be retained after the removal of the existing conservatory. Therefore the impact the proposal would have upon this neighbouring property would be acceptable.
- 7.10 The neighbouring dwelling No 78 has the potential to be impacted by the proposed development. The proposed extension would have a gap of 1.3m from the shared boundary at the rear dropping to 1m at the proposed side/front elevation of the proposal. Although this development is large in size the development is single storey in height, with a flat roof to the side extension with a gable pitch to the garage at the front and a pitch roof to the rear extension element. The neighbouring property will have a gap of 2m from the proposal to the main dwellinghouse at the rear, the rear window closest to the extension would lose some light due to the proposed extension but this light is already lost due to the existing detached garage therefore the impact would be acceptable. The proposed side and front extension would protrude a further 2m than the existing building line there would be a gap of 1m to the shared boundary and 2.5m to the main dwelling of No.78 there should be no loss of light to the front elevation from the proposed extension at the front. Therefore though there will be some impact upon this neighbouring property the impact would not be significant enough to warrant a refusal.
- 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/19/01079 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 31 October 2019
Location and Block Plan - Drawing No. 1914-02.6 - Received 31 October 2019
Existing Elevations - Drawing No. 1914-01.4 - Received 31 October 2019
Existing Floor Plan - Drawing No. 1914-01.1 - Received 31 October 2019
Existing Roof Plan - Drawing No. 1914-01.3 - Received 31 October 2019
Proposed Elevations - Drawing No. 1914-03.1 - Received 31 October 2019
Proposed Floor Plan - Drawing No. 1914-02.2 - Received 31 October 2019
Proposed Roof Plan - Drawing No. 1914-02.5 - Received 31 October 2019
Proposed Section - Drawing No. 1914-04.1 - Received 31 October 2019
Email confirming materials to be used - Received 16 January 2020
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, 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.