

Recommendation: **GRANT PERMISSION**

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain
No Comment.

Councillor D Keast - Cowplain
No Comment.

Councillor Narinder Bains - Cowplain
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: 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 development would involve a two storey rear extension to replace an existing conservatory, a single storey pitched roof to side extension and revised fenestration. The proposed two storey rear extension would replace the conservatory with the same footprint. It would have a width of approximately 9.4 metres, a depth of approximately 3.1 metres and similar hipped pitched roof of equal height to the existing property. The proposed single storey pitched roof to the side extension would

allow additional height for the shower room. It would have a maximum height of approximately 4.5 metres.

- 7.4 The proposed new walls would be facing brickwork on the ground floor with UPVC cladding to the new rear gable end and concrete tiles, all being matching materials to assimilate the existing chalet bungalow.
- 7.5 The proposal would not be immediately visible from the public realm with most of the works being carried out to the rear. It is considered the works of this scale would be appropriate in terms of the size of the plot and the retained amenity space replacing the existing conservatory with the same net footprint. 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). 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 west side of the property the existing side extension roof would be hipped with a revised window on the ground floor in addition to the two storey addition to the main roof. This would not result in any material harm to overlooking or overbearing to the neighbouring property at No. 112 Durley Avenue due to the orientation of the property (it lies significantly further into its plot than No.110) and existing views previously established. There would also be a new rooflight on the first floor serving the landing with a cill height above 1.7 metres to prevent overlooking into the neighbouring property.
- 7.8 On the east side of the property there would be a new high level window on the ground floor of the proposed rear extension with a cill height above 1.7 metre to prevent overlooking into the neighbouring property at No. 108 Durley Avenue. This view would also be screened by the existing 1.8 metre high fencing along the shared boundary. There would also be a new rooflight on the first floor serving the shower room to allow for nature daylight to come in. It would have a cill height above 1.7 metres to prevent overlooking into the neighbouring property.

As with No 112, No 108 extends further back into its plot than the main dwelling at No 110, so the effect of the two storey extension, which will bring the rear elevations of Nos 108 and 110 into alignment, is not considered to be harmful in terms of any overbearing impact or loss of outlook.

- 7.9 To the rear of the property there would be bi folding doors and 2 windows on the ground floor of the proposed rear extension facing towards the rear garden. These views would be screened by the existing 1.8 metre high fencing, thus it is considered not to overlook any private amenity space. There would also be a new first floor window to the rear of the proposed extension which would be approximately 20 metres away from No. 25 Latchmore Gardens which is in accordance with the separation guidelines set out in the Havant Borough Design Guide SPD. Furthermore, these views have previously been established from the existing rear window.
- 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). 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/20/00292 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:

Location and Block Plan - 3241 P_03
Proposed Elevations - 3241 P_02
Proposed Floor Plans - 3241 P_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.