

Recommendation: **GRANT PERMISSION**

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
Although my kitchen window and new mezzanine double door with Juliet balcony at 621 will be quite close to each other, I do not have any concerns regarding overlooking or the impact on my property.	Noted

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 the demolition of the existing garage to be replaced with a 1 and a half storey side extension. The proposed extension would be used as a ground floor shower and utility room with a first-floor mezzanine level for the use of private yoga exercises. It would have a width of 2.4 metres, a depth of 5.6 metres and a maximum height of 5.2 metres.

- 7.4 The proposed walls and roof materials will match the existing main house. The pitched roof would have slate to match the existing porch roof and the walls would be brickwork to matching the existing brickwork on the house. This is considered to be inkeeping with the context of the main dwellinghouse.

- 7.5 The proposed side extension would be visible from the public realm however it is considered not have a detrimental impact upon the street scene due to its hipped back and low roof. The eaves at the front of the extension would match the existing porch roof and appear as an extension to the porch roof. As a result, this 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 To the front of the proposed side extension there would be two rooflight windows. This is considered to be acceptable facing the front gardens of the properties opposite and the public highway. It worth noting there would be no side windows on the proposed side extension.

- 7.8 To the rear there would be a double doors and a Juliet balcony on the first floor (mezzanine) with a screening feature to reduce overlooking into No.623 Southleigh Road's kitchen bay window. This is not considered to cause substantial harm to the loss of private amenity and is therefore deemed acceptable. However, it is recommended, if permission is granted, that the screen is erected before the use of the development commences. The proposal would have no material impact on the residential development to the rear, due to the separation distance.

- 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) 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/20/00383

- 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 - 19030/A101A
Proposed Floor Plans and Elevations - 19030/A105E
Proposed Parking Plans - 19030/A107A
Street Screen Photomontage - 19030/A108A
Mezzanine Floor Plan and 3D Views - 19030/A109B

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.

- 4 Before the use of the development hereby commences the approved screen shall be erected in the approved position as shown on 19030/A105E before the use of the development commences and thereafter retained and maintained in that position.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.