
Site Address:	11 Conigar Road, Emsworth, PO10 7SZ		
Proposal:	Single storey rear and side extension.		
Application No:	APP/20/00331	Expiry Date:	23/06/2020
Applicant:	Mr & Mrs Holloway		
Agent:	Mr Bessant	Case Officer:	Denise Sheath
	JB Architecture		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Conigar Road, Emsworth, is a two storey end of terrace property constructed with red brick with a hung tiled roof, the property has a carport attached to the north side elevation. The boundary treatment consists of 1.8m close boarded wooden fencing to the rear and side elevations.

2 Planning History

No Relevant History

3 Proposal

Single storey rear and side extension.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

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

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: 9

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
- (iv) Parking

(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 wrap around extension following the removal of the existing carport. The proposal would only be partially visible from the public realm due to the location of the side extension. Furthermore, the property is situated 6 metres from the highway with the front elevation of the side extension a further 4 metres away. The materials to be used in the construction of the proposal will match those on the existing dwellinghouse. It is therefore considered there would be minimal impact on the existing street scene.

7.4 The side extension is on the north of the property and is of a modest size with a depth of approximately 7.8m metres and a width of 4 metres with a maximum roof height of 3.4 metres and an eaves height of 2.5m with a sky light to the north elevation.

7.5 The single storey rear extension extends across the rear of the property with a width of 9.5m joining to the side extension element, the rear extension is set in 0.2 metres from the southern elevation. It has a depth of 4 metres from the rear wall of the original dwellinghouse with an eaves height of 2.4 metres and a maximum roof height of 3.4 metres with roof lights to the rear elevation and south elevation.

- 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 elevations (No.s 26 & 28) have a distance of 25m from the proposed extension, the impact upon these neighbouring properties would be minimal and acceptable.
- 7.8 The neighbouring properties to the rear of the property have a distance of 30m from the proposed development, they would also be partially screened by the 1.8m wooden close boarded fencing along this boundary, therefore any impact upon these neighbouring properties would be minimal and acceptable.
- 7.9 The neighbouring properties to the northern side elevation (No. 5 & 7) have a minimum distance of 17m from the proposed development and would be partially screened by the 1.8m wooden close boarded fencing along this boundary, therefore any impact upon these neighbouring properties would be minimal and acceptable.
- 7.10 The proposal will be along the shared boundary with the neighbouring property to the southern elevation (No.13) with a 0.2m gap between the boundary, the proposal will be partially screened by the 1.8m close boarded wooden fencing. The proposed roof light along this facing elevation would not result in overlooking or privacy loss given its high sill levels, it is therefore deemed any resulting impact would be acceptable
- 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.

(iv) Parking

- 7.12 This proposed extension will result in an increase in the number of bedrooms from 4 to 5. According to the Havant Borough Council Parking SPD (2016), 3 car parking spaces would be required for this number of bedrooms. There are to be 4No. parking spaces provided on the front driveway of the property.

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/20/00331 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
Existing Floor Plans, Elevations and Location Plan - Drawing no. 01 - Received 28 April 2020
Proposed Floor Plans, Elevations and Site Plan - Drawing no. 02 Rev B - 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.
- 4 The development shall not be brought into use until a minimum of 4 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.