
Site Address:	35 Horndean Road, Emsworth, PO10 7PU		
Proposal:	Two storey front and rear extensions with cladding.		
Application No:	APP/20/00201	Expiry Date:	29/04/2020
Applicant:	Mr Baker		
Agent:	Mr Moro	Case Officer:	Selina Donophy
	CMI Studio		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, two- storey dwellinghouse located on the west side of Horndean Road, Emsworth. This property is constructed of brick and hanging tile and has a pitched roof with a partial cat slope to the front elevation which protrudes forward at two storey level and a centrally located protruding gable to the rear elevation. It has an integral garage to the front with a flat roof and porch area which is set forward from the first floor above and has a large gravel driveway with parking space for approximately 4 vehicles.

2 Planning History

None relevant

3 Proposal

Two storey front and rear extensions with 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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

The extension is using the existing footprint of the building therefore I have no objection.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Trees

(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 This proposal comprises extensions at two storey to the front and rear elevations as well as internal alterations, alterations to fenestration and materials including the addition of cladding. The extensions to the front elevation include the enlargement of the existing garage at ground floor level as well as creating a projecting porch with an additional bathroom above at first floor level. This projecting aspect of the property would be constructed of render and cladding, with revised window styles and would be altered and raised to form a gabled roof slope. At ground floor level the garage door would be extended from the existing single to a double door and 3no small roof lights would be located to the front roof slope serving the first floor landing.

To the rear elevation alterations include a two storey extension to the western corner of the property creating an extended dining area at ground floor level and ensuite at first floor level. This would result in an enlarged gable end wall to the rear of the property constructed of render and cladding, with large bifolding doors leading out into the rear garden from the ground floor and sizeable character windows at first floor level. Other alterations to the rear elevation include the removal of the existing sun room with the addition of french doors on the south east elevation.

The proposed extensions and alterations proposed to the front elevation would be visible from the public realm, however this property is set back from the highway, partially screened by trees and hedges on the front boundary. Additionally the properties along Horndean Road each have their own individual character and design, with no set pattern to their appearance. The gabled roof to the front and rear is deemed to be an attractive addition to the property. The cladding proposed to the gabled sections of the property would be in natural timber in colour light brown, with the rest of the property comprising white render and the chimney buff coloured brickwork. This is judged to be acceptable visually within the context of the area.

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

- 7.4 To the south of the application site is an access road and to the north is the neighbouring property, no 37 Horndean Road. The proposed extension works to the rear of the property would be sited close to the boundary shared with no 37 which has a window on the side elevation at first floor level. There is approximately 5 metres gap between the properties, with mature trees located along the side boundary. The extension roof would be sloped away and would not project further forward from the rear elevation wall of no 37. There is a significant increase in the size of the windows to the rear, however the window sited closest to the boundary at first floor level remains fairly modest in size, with the larger window set towards the centre of the rear elevation wall at first floor level. This would have an outlook down the rear garden and therefore it is judged that this proposal would not have a significant impact upon the amenity of the neighbouring property.
- 7.5 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) Trees

- 7.6 There are several deciduous and evergreen trees located on the application site. The Council's Arboricultural Officer has been consulted in regards to any potential impact of the development on these trees. They have confirmed no objection to the development.

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/20/00201

(A) 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:

SLP001 SITE LOCATION PLAN
SLP002 PROPOSED SITE PLAN
PL004 PROPOSED PLANS
PL005 PROPOSED ELEVATIONS
CLADDING CONFIRMATION CORRESPONDENCE

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. The Cladding shall be: Light brown natural timber unless otherwise agreed in writing by the Local Planning Authority.

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.