
Site Address:	6 Nore Crescent, Emsworth, PO10 7NB		
Proposal:	Erection of orangery to rear.		
Application No:	APP/19/01002	Expiry Date:	03/12/2019
Applicant:	Mrs Towers		
Agent:	Miss Cole	Case Officer:	Denise Sheath
	Anglian Home Improvements		
Ward:	Emsworth		
Site Visit Date:	12/11/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow and detached garage to the rear. It has a brown tiled pitched and hipped roof and elevations of red multibrick. The site is level and there is open vehicular access to the front leading to a paved drive and area of shingle, with a dwarf wall to the front and 1 metre high fences to the side boundaries. The rear garden has a patio and areas of shingle and shrub beds and is enclosed to all boundaries by walls and fencing ranging in height from 1 metre to 2 metres.
- 1.2 Detached bungalows are to the east, west and opposite and the rear gardens of properties in Selangor Avenue are to the rear. The area is of medium density with detached and semi-detached bungalows of a similar age and different styles and design.

2 Planning History

57/05144 - Outline for layout of roads and footpaths for residential development,
UNK,09/10/1957
APP/17/01313 - Loft extension to include dormers to front and sides.,
PERM,02/02/2018

3 Proposal

Erection of orangery to rear.

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: 6

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 rear extension would be single storey, use materials to match those existing at the property and would not be visible from the streetscene. It is considered that the extension would be subservient to the rear of the dwelling and have no impact on the character of the wider area.

7.4 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

7.5 The neighbouring properties to the rear would have a distance of approximately 20m from their rear boundary to the development, therefore the impact upon these neighbouring properties would be minimal

7.6 The neighbouring property to the west (No.8) would be mainly screened by the detached garage along this boundary, there is a gap between the extension and the neighbouring properties side elevation wall of approximately 4m, therefore any impact upon this neighbouring property would be minimal and acceptable.

7.7 The neighbouring property to the east (No.4) would be screened by the detached garage within their boundary, there is a gap of approximately 1m between the extension neighbouring property boundary, therefore any impact upon this neighbouring property would be minimal and acceptable.

7.8 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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01002 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 08 October 2019
Location Plan - Received 08 October 2019
Block Plan - Received 08 October 2019
Existing Elevation Plan - Drawing No. 900/03500 Page 1 of 4 - Received 08 October 2019
Existing Floor Plan - Drawing No. 900/03500 Page 2 of 4 - Received 08 October 2019
Proposed Elevations Plan - Drawing No. 900/03500 Page 3 of 4 - Received 08 October 2019
Proposed Floor Plan - Drawing No. 900/03500 Page 4 of 4 - Received 08 October 2019
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.