

Recommendation: **GRANT PERMISSION**

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Impact on Residential Amenity The proposed development comes close to my boundary. This causes concern regarding repairing their guttering or downpipe. There is a concern with overshadowing my private amenity area. Private Matters The close proximity of the intended extension may prevent me from having an extension or conservatory in the future if I so wished. Request that any loud noise works do not start before 8:30 weekdays and not at all at weekends.	Please see section 7. Any proposal for the neighbouring site would be considered on its individual merits. Noise and disturbance associated with the construction would be a matter for Environmental Health

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 proposed development involves a part single storey, part two storey rear extension. On the ground floor part of the kitchen and W/C would be removed and replaced by a kitchen and diner. The proposed ground floor rear extension would have a width of approximately 7.1 metres, a depth of approximately 3.4 metres with a height of 2.3 metres to 3.5 metres angling away from the shared boundary with No. 39 Record Road. The two storey part of the development would be used as a bedroom. It would have a width of approximately 5.4 metres, a depth of approximately 3.4 metres and a maximum height at 6.4 metres, being below the existing ridge of the property. There would also be a pitched dormer on the north side of the property which would have a length of approximately 1.8 metres, a maximum depth of 1.8 metres and a maximum height of 1.8 metres.

7.4 The proposed development would have painted render with plain roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.

7.5 The proposed development would appear subservient to the main dwellinghouse. and would be acceptable in terms of the retained amenity space, in keeping 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 rear of the property there would be two sets of bi folding doors facing the rear garden. This would be screened by the existing 1.8 metre high fencing on all sides. On the first floor the proposed development would involve the removal of the existing two first floor windows, to be replaced by two windows on the first floor extension. The setting forward of these windows would not have an adverse impact on neighbour amenity, with the view already established and considered acceptable.

- 7.8 On the north side facing No.43 there would be a window replaced by a door on the ground floor. This would face the side of the properties to the north. On the first floor within the existing roof there would be a new roof light. Furthermore, there would be a pitched dormer with a window. There was concern that the view created from this dormer would overlook the private amenity space of No. 43 Records Road. Thus, it has been recommended that this window be obscurely glazed and non opening under 1.7 metres cil height. This was agreed by the applicant and a condition to this effect as been recommended prior to occupation.
- 7.9 On the south side, the proposed single storey part of the extension would be approximately 0.5 metres away from the shared boundary with No. 39 Record Road. This distance is considered acceptable being screened by the existing 1.8 metre high fencing and hedging along the boundary. Furthermore, due to the orientation of the proposal it is not considered to result in the loss of light to No. 39 Record Road. There would be two roof lights within the roof on the south side. These roof lights would have a cil height above 1.7 metres therefore it would not overlook the private amenity space of the neighbouring property.
- 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan.

(iv) Parking

- 7.11 The proposed development would result in the increase in the number of bedrooms from 3 to 4. Therefore 3 car parking spaces would be required in accordance with the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 3 car parking spaces in line with the proposed block plan. Therefore, it is in accordance with the Havant Borough Car Parking SPD and is thus deemed acceptable.

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/20/00332

- 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 Plan

Proposed Block Plan - 5310/500 REV A

Proposed Elevations - 5310/5 REV C

Proposed Ground Floor Plan - 5310/3 REV C

Proposed First Floor Plan - 5310/4 REV B

Section Plan - 5310/6

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the side dormer floor on the north elevation facing No. 43 Record Road shall be fitted with, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.