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|-----------------|-----------------------------------------|---------------|---------------|
| Site Address:   | 11 Nore Farm Avenue, Emsworth, PO10 7NA |               |               |
| Proposal:       | Single storey front extension.          |               |               |
| Application No: | APP/19/01187                            | Expiry Date:  | 28/01/2020    |
| Applicant:      | Mr D Strike                             |               |               |
| Agent:          | Mr P Walker                             | Case Officer: | Denise Sheath |
|                 | P Walker MRICS                          |               |               |
| Ward:           | Emsworth                                |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

11 Nore Farm Avenue, Emsworth, is located on Nore Farm Avenue in a residential part of Emsworth. It comprises a detached, brick built bungalow with white painted render and a tiled roof. There is on site parking for three vehicles and an attached garage to the south elevation of the property the rear garden is enclosed by 1.8m high fence. The front boundary is enclosed by a low boundary wall.

## **2 Planning History**

57/05144 - Outline for layout of roads and footpaths for residential development Perm 09/10/1957

APP/14/00399 - Removal of existing rear conservatory, garage and outbuildings. Construction of single storey rear and side extension incorporating new integral garage. PERM,05/06/2014

## **3 Proposal**

Single storey front 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)

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**

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: 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 front extension will be visible from the public realm and will replace the existing front porch, the proposal will have a depth of 2m from the principle elevation and a width of approximately 5.6m and a maximum height of 4.9m, the design and materials to be used will be in keeping with the existing property and would therefore not have a harmful effect on the streetscene or character of the 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 proposal would not be visible to the neighbouring properties to the rear therefore any impact upon these neighbouring properties would be acceptable.

7.6 The side elevation of the roof will be visible to the neighbouring property at No.13, the impact this would have upon this neighbouring property would be minimal and acceptable.

- 7.7 The proposal is approximately 20m to the front boundaries of the neighbouring properties to the front, therefore any impact to these properties would be minimal and acceptable.
- 7.8 The proposal will have a distance of 7m to the shared boundary with the neighbouring property at No. 9, the proposal will be partially screened by 1.8m wooden fencing along this boundary, therefore the impact upon this neighbouring property would be minimal and acceptable.
- 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). 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/19/01187 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 03 December 2019  
Location and Site Plan - Received 03 December 2019  
Existing Ground Floor Plan - Received 03 December 2019  
Existing Front and Side Elevation - Received 03 December 2019  
Existing and Proposed Side Elevation - Received 03 December 2019  
Proposed Ground Floor Plan - Received 03 December 2019  
Proposed Elevations - Received 03 December 2019  
Proposed Section - Received 03 December 2019  
**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.