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|-----------------|-------------------------------------------------------|---------------|--------------|
| Site Address:   | 5 Oakmeadow Close, Emsworth, PO10 7RL                 |               |              |
| Proposal:       | Two storey side extension, part over existing garage. |               |              |
| Application No: | APP/20/00096                                          | Expiry Date:  | 02/04/2020   |
| Applicant:      | Mr S Cave                                             |               |              |
| Agent:          |                                                       | Case Officer: | Joseph Toole |
| Ward:           | Emsworth                                              |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

5 Oakmeadow Close, Emsworth, is on the eastern side of Oakmeadow Close. The application site is a semi-detached two storey dwellinghouse comprising of red brick and brown roof tiles. It has a garage to the left of the property with additional parking to the front. Vehicular access is from Oakmeadow Close.

The property is within a residential area of mainly semi-detached properties of similar size and design.

## **2 Planning History**

APP/16/00590 - Prior notification for single storey development extending 4 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.1 metres and a maximum height of 2.7 metres.  
, GPDC, 14/07/2016

## **3 Proposal**

Two storey side extension, part over existing garage.

## **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

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

Emerging Emsworth Neighbourhood Plan - The examiner's report was received on 6 January 2020. It concludes that, subject to a series of recommended modifications, the Emsworth Neighbourhood Plan meets all the necessary legal requirements and should proceed to referendum. This will take place alongside the local elections on Thursday 7 May 2020. As such at this time the Emsworth Neighbourhood Plan has limited weight in Decision Making.

## **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: 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 proposed development would involve a two storey side extension partly over the existing garage. The proposed ground floor extension would be used as a utility/kitchen and have a depth of approximately 3.6 metres and a width of approximately 2.7 metres not extending out further than the existing side wall. The proposed first floor extension would be used as a bedroom and have a width of approximately 3.6 metres with a depth of approximately 6.6 metres. It would have a sloped roof with a maximum height of 3.4 metres.
- 7.4 The proposed development would use brickwork and roof tiles to match the existing property. As a result it would be inkeeping with the context of the main dwellinghouse.
- 7.5 The proposed two storey side extension would be lower than the existing roof. As a result it would be subservient to the host dwelling. Properties within the street scene have carried out similar works to what is being proposed such as No.7 and No.14 Oakmeadow Close. Therefore, the proposed development would be inkeeping 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). 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 proposed development would be visible from the public realm however there are no windows proposed in the front, therefore it would be materially harmful to the residential amenity of the area.
- 7.8 There would be no first floor windows on the side (north) with no first floor side windows at No. 3 Oakmeadow Close, therefore it is considered not to overlook or result in loss of light to the neighbouring property.
- 7.9 To the rear there would be an addition ground floor window and first floor window. This would be screened by 1.8 metre high fencing along the boundaries and would face the rear garden of Boundary House. It is considered not to overlook any immediate private amenity space and is deemed acceptable.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.11 The proposed development would retain the same number of bedrooms (3) and as such 2 car parking spaces are required according to the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 2 car parking spaces therefore it is in accordance with the Havant Borough Car Parking SPD and is 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.
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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00096

- 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  
Block Plan  
Proposed Floor Plans and Elevations

**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.