
Site Address:	54 Havant Road, Emsworth, PO10 7JG		
Proposal:	Single storey side extension.		
Application No:	APP/19/01171	Expiry Date:	04/02/2020
Applicant:	Mr Illing		
Agent:	Helyer Davies Architects Ltd	Case Officer:	Selina Donophy
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located on the South side of Havant Road. The property to the west comprises a substantial 2 story Edwardian house, and that to the east is set back from the road and served by an access drive that runs to the side of the application property. There are several trees located to the East of the property, adjacent to the access path leading down to no 52 Havant Road.

2 Planning History

APP/10/00393 - Two storey front and rear following demolition of existing garage and conservatory., PERM,04/10/2010
APP/11/00885 - Application for Non Material Amendment to Planning Permission APP/10/00393 relating to the ground floor windows in the west elevation and the use of timber boarding to garage., PERM,14/06/2011

3 Proposal

Single storey side 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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

I have no objection in principle however more information is required to be submitted.

- The plan should show where the temporary ground protection will be located.
- details of what ground protection will be used needs adding to the method statement.
- the method statement suggests arboricultural supervision however there is no name of the Arboricultural Consultant stated and this needs to be clearer.
- I agree that the piled foundation is appropriate however rather than severing large roots when they are encountered the holes for the piles should be moved and this should be added to the statement.

Note- it has been agreed by the Arboriculturalist Officer that this application may progress with a pre-commencement condition applied stating that these details be supplied before work should commence.

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: 10

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
- (v) 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 includes a single storey, in fill style side extension located on the

Eastern elevation of the property. It would be located to the side of the property, set back towards the rear and would have a mono pitch roof. The extension would have dimensions of approximately 2 metres in length, 8.7 metres in depth and 4 metres in height . It would be constructed of clay roof tiles to match existing and render to the elevations also to match existing.

- 7.4 The side extension would be screened from view from the street by the existing building, which juts out slightly to the side and front. There is existing tree shrub screening also located along the Eastern boundary of the property. In terms of design, it would act to 'square off' the property, increasing the foot print of the property only by a modest amount. The materials proposed are judged to be in keeping with that of the existing property , therefore , along side the limited visibility of the property from the street, this proposal is not considered to have any adverse impact on the character of the area.
- 7.5 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

- 7.6 To the East of the proposal site lies no 50 Havant Road, however there is an access road leading down to no 52 Havant Road which separates these properties. No 52 Havant Road is set to the South East of the application site, set back considerably. The proposal is not deemed to have any significant impact on either of these neighbouring properties.
- 7.7 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.

(v) Trees _

- 7.8 There are 10 trees in close proximity to the proposal site. A tree statement has been provided as part of this application however more details are required prior to commencement. In principle the Council's Arboricultural Officer has no objection to the proposal, subject to a pre-commencement condition requiring a detailed tree protection plan prior to commencement.

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/19/01171

(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:

19131-02 location and block plans/ proposed plans

19131-03 proposed site plan

19131-03 tree plan

19131-01 site location plan and block plan/ existing plans

Amended tree statement received 22.01.2020

Reason: - To ensure provision of a satisfactory development.

- 3 No development hereby permitted nor any related site clearance shall commence until a detailed Arboricultural Method Statement and Tree Protection Plan have been submitted to and approved by the Local Planning Authority detailing specific measures to be undertaken to prevent damage to existing trees on the site throughout implementation of the works. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 2 metres height when planted.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 4 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.