
Site Address:	3 Chester Close, Emsworth, PO10 7LN		
Proposal:	Single storey rear extension.		
Application No:	APP/19/00430	Expiry Date:	21/06/2019
Applicant:	Mr Xu		
Agent:	Mr Leroy-Smith	Case Officer:	Karen Wooden
	Carl Architect Ltd		
Ward:	Emsworth		
Site Visit Date:	17/06/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached house located on a small housing development of 4 properties, accessed from Havant Road in Emsworth. The house has elevations of a render, brick and timber cladding. Directly to the south of the house is a detached double garage and additional curtilage parking.
- 1.2 The other three properties within Chester Close are of a similar age, however only No's 2 and 3 are of the same design

2 Planning History

APP/10/00354 - Application for written approval that the development has been carried out in accordance with approved details., REF,05/10/2010
APP/10/00574 - Variation to specification of perimeter fencing to retain small section of established hedge. , UNK,
APP/10/00710 - Variation of Condition of Planning Permission 97/54314/005 to retain sections of hedging, 5m on north boundary of No. 3 and 20m on east boundary of No. 4., PERM,29/11/2010
57/05144 - Outline for layout of roads and footpaths for residential development, UNK,09/10/1957

3 Proposal

- 3.1 The proposal is to add a single storey infill extension to the north eastern side of the property.

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

5.1 No consultees 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: 5

Number of site notices: At least one site notice exists - check the number.

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 Due to the proposed location of the extension it will not be readily visible from the public domain. Notwithstanding this, the proposed materials are to match those used on the host dwelling and as such will reduce any visual impact.

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 proposed infill extension is to be located to the north eastern side of the property and will not be visible from the other properties within Chester Close. The host dwelling sits within a generous plot and as such the proposal will be set approximately 20m from the northern boundary and 10m from the eastern boundary. 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/19/00430 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:
Existing and proposed plans - 0416 001 (rev a)
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.