
Site Address:	627 Southleigh Road, Emsworth, PO10 7TE		
Proposal:	Single storey rear extension with velux windows.		
Application No:	APP/19/00072	Expiry Date:	15/03/2019
Applicant:	Mr & Mrs Gordon		
Agent:		Case Officer:	Denise Sheath
Ward:	Emsworth		
Site Visit Date:	27/02/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

627 Southleigh Road, Emsworth is a two storey semi detached dwelling constructed with red brick and with a hung tiled roof. The property already has a conservatory to the rear of the property, this will be demolished if planning permission is achieved. The rear boundary treatments consist of an approximate 1.5m red brick wall along the eastern boundary, a detached garage and part brick wall and part fencing approximately 2 metres in height along the western boundary, the rear boundary treatment consists of a brick wall with wooden fencing on the top of the wall together at a height of approximately 2m.

The property has a driveway with availability for parking of at least 2 vehicles and a detached garage to the western side elevation. The area is a urban residential area.

2 Planning History

None relevant.

3 Proposal

Single storey rear extension with velux windows.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I have a number of questions i was wondering could be answered? 1) How long is the work proposed to take ? 2) How much further (in measurements) outwards (towards the bottom of the garden) will the extension be ?	An email was sent to the representee answering their questions.

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 single storey rear extension would not be visible from the public realm, therefore it is not considered that the scheme would result in a negative impact upon the streetscene of Southleigh Road.

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 neighbouring property to the rear No. 2 Nursery Close will be a distance of approximately 29 metres from the end of the proposed rear extension, therefore the impact in this neighbouring property would be minimal.

- 7.6 The neighbouring property to the west (No. 625) already benefits from a single storey rear extension of a depth of approximately 5.7 metres, the proposed extension at No. 627 will be a distance of approximately 2.7 from the boundary and will protrude a further depth of approximately 0.8 metres. The proposed extension will have a window along the western elevation with a distance of approximately 6 metres from the boundary, the extension and window be partially screen by the existing detached garage and the boundary treatment along this elevation of wall and fencing, therefore the proposal would not lead to overlooking or an overbearing impact or loss of light to this property.
- 7.7 The extension is to be sited close to the boundary with No. 627, there will be no windows inserted along this elevation, the roof lights which are to be inserted will allow more light to the extension at No. 627 but as they are inserted in the roof this would not give cause for concern regarding overlooking. The property at No. 629 has been extended to the rear and has a door and window providing light and access to the kitchen. A 45 degree test has been carried out to assess the additional impact on light when comparing the existing conservatory with the proposed extension. It is accepted that there will be a slight increase in loss of light to the doors, however the window will not be impacted. Furthermore it is not considered that this minimal increase in light reduction could justify the refusal of this application.
- 7.8 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00072 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 18 January 2019

Location Plan - Received 18 January 2019

Block Plan - Received 18 January 2019

Existing Ground Floor Plan - Drawing No. 5131/1- Received 18 January 2019

Proposed Ground Floor Plan - Drawing No. 5131/2 Rev C - Received 18 January 2019

Existing and Proposed Elevations - Drawing No. 5131/3 Rev B - Received 18 January 2019

Cross Section Plan - Drawing No. 5131/4 - Received 18 January 2019

Reason: - To ensure provision of a satisfactory development.