
Site Address: 6 Exeter Close, Emsworth, PO10 7QG
Proposal: Single storey extension and porch to replace existing garage.
Application No: APP/19/00361 Expiry Date: 28/05/2019
Applicant: Mr & Mrs Offord
Agent: Mr Davies Case Officer: Karen Wooden
 Helyer Davies Architects Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey dwelling located on the corner of Heatherton Mews and Exeter Close in Emsworth. The property is sited within a relatively modest plot, with gardens to both the east and the west. The house has elevations of brick with elements of tile hanging. A flat roof garage is currently attached to the southern elevation of the house with an additional curtilage parking space to the front. Gates to the eastern boundary provide vehicular access to a hardstanding to the north of the garage.
- 1.2 There is a mix of one and two storey properties within close proximity to the application site, which differ in terms of size, style and design.

2 Planning History

APP/18/00710 - Crown reduce 1No. Lime (T1) height by 3m, finishing height 15m; reduce lateral spread by 2m, finishing spread 11m, all pruning points back to suitable growth points; clear lamp column 3 to give a 2m clearance from tree to lamp column, crown lift canopy to 5m, subject to TPO 1367., PERM,23/08/2018

3 Proposal

Single storey extension and porch to replace 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)
DM13 (Car and Cycle Parking on Residential Development)

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
At present only one car can be parked correctly in front of the house off road, the loss of the garage and extension of the porch could reduce this four bed house to only one half space off road car parking area. Any further on road parking could also cause more difficulties.	This concern has been addressed in Section 7.

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) Impact on 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 proposal seeks to replace the existing attached garage with a single storey extension to provide additional living accommodation. The extension will run along the

southern elevation and wrap around the east, and is to be constructed using materials to match the elevations of the existing dwelling. The roof of the extension is to extend over the front door to create a canopy porch with pillars. It is considered that the proposed design is appropriate and will not have an adverse impact on the character of the area, therefore 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

- 7.4 The location of the extension is such that it will have no impact on the occupiers of the neighbouring properties in terms of overbearing or overshadowing. The extension will include the insertion of a window to the southern elevation, however this will look towards the highway and front amenity areas of other properties within Exeter Close, which are currently visible from the public domain.
- 7.5 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) Impact on parking

- 7.6 The initial scheme submitted showed the retention of only one curtilage parking space to the southern elevation of the house. Concerns were also raised that the parking of a vehicle may not be achieved in this area due to the proposed pillars to the porch and an existing raised flower bed, and the proposal could result in additional on-street parking within this residential area which, due to its close proximity to St James School, was already overused at certain periods of the day. Following a site visit and discussions with the agent, it was evident that the main external amenity space is the garden to the west, which is accessed from the living room of the house and it was considered that the use of a hard surfaced area currently within the garden to the east could be used for an additional parking space as this already has vehicular access from Exeter Close by means of a dropped kerb and access gates. Subsequently amended plans were submitted to show this additional parking space and therefore it is not considered that the refusal of this application could be justified in terms of the potential impact on highways due to the loss of a parking space. It is recommended that a condition be attached to any permission granted to ensure the retention of the parking spaces.

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/19/00361 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:

Design and access statement
Amended proposed plans - 18058-02 (rev g)
Existing plans - 18058-01

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.
- 4 The curtilage parking areas to the east and south of the property, as shown on approved plan 18058-02 (rev g) shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.