
Site Address:	70 Bosmere Gardens, Emsworth, PO10 7NP		
Proposal:	Single storey front and side extensions. (Revised application).		
Application No:	APP/19/00254	Expiry Date:	26/04/2019
Applicant:	Mr Stillman		
Agent:	Mr P Walker	Case Officer:	Bee Crawford
	Island Design		
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached dwelling and attached garage, situated in a cul-de-sac part of Bosmere Gardens. It has a brown tiled pitched roof and elevations of red multi brick. The site is level with open vehicular access to the front leading to a tarmac parking area and lawn, enclosed with 1 metre high walls and fencing. The rear garden has a depth in excess of 35 metres and is mainly laid to lawn with a patio area, vegetable patch and several small outbuildings. The property is enclosed with a mix of boundary treatments including fencing ranging in height from 1 metre to 1.8 metres and 2 metre high hedging.
- 1.2 The adjoining semi-detached property is to the north, a pair of semi-detached properties are to the south, two storey terraced properties are opposite and the side aspect and garden of a property in Stallard Close is to the rear. The area is of medium density with a mixture of 2 storey terraced and semi-detached properties of a similar age, different styles and design.

2 Planning History

APP/18/01039 - Single storey front, side and rear extensions, permitted 06/12/2018.

3 Proposal

- 3.1 The proposal is for the construction of single storey front and side extensions. (Revised application). The side extension has been reduced in depth by 2.4 metres, a roof lantern has been added and the single storey rear element of the extension approved under APP/18/01039 has been removed.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

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

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Where the construction is within three metres of the external edge of the public sewer, foundations need to be taken down 150mm below the invert level.

My above comments are based on assumption of the public sewer within the site being of 150mm diameter and no deeper than 3 metres. The exact size, location and depth of sewer shall be confirmed on site by the applicant.

Surface water shall not be disposed to public foul sewer.

There would be no condition needed as the information provided by the applicant is sufficient for this purpose.

Obviously our comments are based on the information provided by the applicant, which is assumed to be correct and correctly indicating location, size and depth of sewer and vicinity of proposed structures. It is the responsibility of the applicant to ensure this information is accurate.

NB: Informative recommended.

Hampshire Biodiversity Information Centre:

Within 50m/on site Nesting Swifts - nest site

Officer Comment: The proposed single storey additions are considered unlikely to impact swift nest sites.

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: 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 The proposal is for the construction of a single storey front, side and rear extension following the demolition of the existing car port, store and porch. The front element of the scheme would be visible from the public realm, although it would be 6 metres from the highway.
- 7.4 The front, side and rear extension would be built close to the southern boundary, adjacent to the garage of the neighbouring property. It would project 2 metres beyond the existing front elevation of the property and 1.1 metres beyond the rear elevation. It is of a modest height with pitched, mono-pitched and flat roofed elements, together with a roof lantern. The scheme would result in a reasonable addition to the footprint of the property, although it can be comfortably accommodated within the extent of the site.
- 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 Whilst the proposed front extension projects 2 metres beyond the existing front of the property, there are no side windows and it will be adjacent to the garage of the neighbouring property, with the closest front window of this property approximately 6 metres away. The northern side of the porch is 4 metres from the shared boundary with number 68 Bosmere Gardens.
- 7.7 The rear part of this element of the scheme has a depth of 1.1 metres from the rear elevation of the property. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of ground floor windows at 72 Bosmere Gardens. In addition, it is noted there is a spacious outlook to the rear of this neighbouring property and it is therefore considered a reasonable outlook would be retained from the closest neighbouring windows.
- 7.8 Whilst there is a small window in the western elevation of the side extension, it is considered the properties to the rear are a sufficient distance away for any impact to be negligible.
- 7.9 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/19/00254 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:

- Site and block plan
- Existing ground floor plan
- Existing elevations plan
- Proposed ground floor plan
- Proposed elevations plan
- Proposed section plan (i)
- Proposed section plan (ii)

Reason: - To ensure provision of a satisfactory development.