
Site Address:	1 Hollybank Lane, Emsworth, PO10 7UD		
Proposal:	Two storey side and single storey front extension.		
Application No:	APP/18/00963	Expiry Date:	20/11/2018
Applicant:	Mr & Mrs Taylor		
Agent:	Mr Bessant	Case Officer:	Bee Crawford
	JB Architecture		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property and a detached garage. It has a brown tiled pitched roof and elevations of red multibrick and tile hanging. The site is level with open vehicular access to the front leading to a shingle drive, an area of grass and shrubs. There is a 1 metre high fence to part of the front boundary, a 1.2 metre high fence to the northern boundary and a 1.8 metre high hedge to the southern boundary. The rear garden has a patio area, summerhouse, grass and shrubs and is enclosed to all boundaries with fencing ranging in height from 1.8 metres to 2 metres.
- 1.2 The adjoining semi-detached property is to the north, a detached bungalow is to the south, set forward of number 1, a detached two storey property is opposite and the rear gardens of properties in Adderbury Avenue are to the rear. The area is of medium density with detached and semi-detached two storey properties and bungalows of similar and different age, style and design.

2 Planning History

94/59036/000 - Porch to Front, permitted.
06/59036/001 - Single storey side extension, permitted 20/09/2006.
06/59036/002 - Single storey front extension and side extension, permitted 17/01/2007.

3 Proposal

- 3.1 The proposal is for the construction of a two storey side and single storey front 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)
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

None.

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: 7

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 to the side and rear of the dwelling and would be visible from the public realm, with the property situated approximately 18 metres from the highway. Regarding the two storey element, there is adopted supplementary planning guidance in the form of the Havant Borough Design Guide for this type of extension, which advises that they should be subservient to the main dwelling, set back from the building line and have a lower ridge height.

- 7.4 Although the extension is a continuation of the existing dwelling it is of a modest size and in this particular case it is considered there would be no merit in reducing the height of the ridge to the front of the property. Furthermore, the impact on the streetscene would be more conspicuous if the proposal were to be set back from the existing front building line. The two storey element of the scheme is judged to be subservient to the main dwelling by virtue of the proposed width.
- 7.5 The single storey front extension is to replace the existing porch and will join the front of the side extension. It is approximately 1.5 in depth and 5 metres in width mono-pitched roof to a height of 2.9 metres. The proposal would result in a reasonable increase to the original volume of the property, which can be comfortably accommodated within the extent of the site.
- 7.6 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

- 7.7 The proposed two storey extension is 2.1 metres wide and would be a continuation of the existing property. A 1 metre gap will be retained to the southern boundary, although the northern elevation of the property at number 1a Hollybank Lane, which is a bungalow is built up to this boundary. It is also noted this property sits forward of number 1.
- 7.8 A 45 degree angle test indicated that the two storey element of the extension would fall within the overshadowing zone of the conservatory of this property. Following a site visit to the neighbouring property, it was evident that the existing side elevation of the property is already conspicuous due to the relationship between the two storey property and bungalow. Whilst the two storey extension would decrease the distance between the properties to 1 metre, It is judged the development would be unlikely to result in any additional impact which would be considered harmful to the amenities of the neighbouring property. No objection was received from the occupiers of this property.
- 7.9 With respect to the possible loss of privacy from the proposed windows, the two storey element of the scheme has one window at first floor serving a landing and a window at ground floor serving a cloakroom, which would be screened by the existing 1.8 metre high boundary fence.
- 7.10 There is a window in the northern side elevation of the single storey front extension serving a porch, although it is considered any impact on the property to the north would be negligible.

(iv) Parking

- 7.11 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and it is deemed a condition is not necessary in this instance.
- 7.12 Consequently, it is considered that the proposal is unlikely to 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/18/00963 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:

Drg no. 01 Site and block/parking plan
Drg no. 02 Existing floor and elevations plan
Drg no. 03 Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.