
Site Address:	16 Havant Road, Emsworth, PO10 7JE		
Proposal:	Single storey rear extension, raised platform and fenestration alterations.		
Application No:	APP/19/00225	Expiry Date:	26/04/2019
Applicant:	Ms Murray		
Agent:	Mr Brown	Case Officer:	Bee Crawford
	dwell design		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large older style two storey semi-detached property and attached garage. It has a slate tiled hipped and pitched roof and elevations of cream painted brickwork and render and is situated in Havant Road, the main thoroughfare between Havant and Emsworth. The site is level with open vehicular access to the front leading to a large shingled area with a shrub border enclosed with fencing ranging in height from 1.4 metres to 1.5 metres. The rear garden is mainly laid to lawn with a patio area, shrub borders and a greenhouse and is enclosed to all boundaries with walls and fencing ranging in height from 1.6 metres to 2 metres.
- 1.2 The adjoining neighbouring semi-detached two storey property is to the east, the side and rear gardens of properties in Valetta Park are to the west, the rear garden of a property in Lane End Drive is to the rear and a pair of semi-detached properties are opposite. The area is of medium density with a mixture of detached, semi-detached and terraced two storey properties and bungalows of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension, raised platform and fenestration alterations.

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: 11

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 application is for a single storey rear extension incorporating external access steps, porch canopy to the front and alterations to western elevation including a new window, new doors and a new roof and increase in height of the single storey link addition and new windows in the southern elevation at first floor. The proposed front porch canopy would be visible from the public realm, although the property is set back approximately 11.5 metres from the front boundary.

- 7.4 The single storey rear extension is to replace the existing conservatory with an extension of a slightly larger size, increasing the depth by approximately 1.8 metres together with a new flat roof to a height of 3.9 metres and a roof lantern to a maximum height of 4.3 metres and will upgrade the existing addition.
- 7.5 The porch canopy to the front of the property is of an appropriate design and would enhance the front facade of the property.
- 7.6 The other proposed alterations to the property include the provision of a new roof and parapet wall over the single storey link addition to a minimum height of 3.2 metres and a maximum height of 3.9 metres with solar panels and a roof light. A new window and two new doors are proposed in the western elevation and there are two new windows and alterations to existing windows in the southern elevation of the property at first floor.
- 7.7 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

- 7.8 The single storey rear extension replaces the existing conservatory and will be situated adjacent to the eastern boundary and join to the single storey link addition at the property. The extension will project approximately 1.8 metres beyond the rear elevation of the extension at the neighbouring property and whilst the proposal is higher, it is considered any resulting impact on the neighbouring property would not be harmful.
- 7.9 Regarding the new roof and alterations to the existing link addition, there is a distance of 5 metres to both the eastern and western boundaries, and together with the changes to the fenestration will upgrade this part of the property. It is deemed any impact on the neighbouring properties would be negligible.
- 7.10 The proposed porch canopy to the front is open to all sides and would not have any adverse impact on the neighbouring properties.
- 7.11 The new and altered windows in the first floor southern elevation would not cause any additional degree of overlooking.
- 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00225 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 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.

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

Drg no. 18042 (pl)01	Location plan
Drg no. 18042 (pl)02	Existing ground floor plan
Drg no. 18042 (pl)03	Existing first floor plan
Drg no. 18042 (pl)04	Existing elevations plan
Drg no. 18042 (pl)05	Proposed site plan
Drg no. 18042 (pl)06	Proposed ground floor plan
Drg no. 18042 (pl)07	Proposed first floor plan
Drg no. 18042 (pl)08 Rev B	Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.