
Site Address:	13 Havant Road, Emsworth, PO10 7JD		
Proposal:	Single storey rear extension.		
Application No:	APP/18/01049	Expiry Date:	24/12/2018
Applicant:	Mr N Slade		
Agent:		Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style two storey mid-terraced property situated on the main road to Emsworth. It has a brown tiled pitched roof and elevations of red multibrick. The site is level with pedestrian access only and has an area of paving and shrubs to the front, enclosed by a low fence, hedge and wall. The rear garden is of a reasonable depth with a shingled area, decking and a shed, enclosed with a hedge and low wall to the east and a low fence and shrubs to the west. There is shared pedestrian access to the rear of the properties.
- 1.2 Adjoining two storey terraced properties are to the east and west and the rear garden of a property in Bridge Road is to the north. The area is of medium density with a mixture of two storey semi-detached and terraced properties of similar and different age, style and design, together with a public house and a church.

2 Planning History

APP/15/00422 - Application for Lawful Development Certificate relating to single storey rear extension, withdrawn 03/06/2015.
APP/15/01120 - Prior notification for single storey development extending 3.6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.2 metres and a maximum height of 3.4 metres, GPDC 06/11/2015.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension. At the time of the officer's site visit the structure was nearing completion.
- 3.2 An application under the prior notification for larger home extensions was processed in 2015 and whilst the dimensions of the current application are similar, the external finish differs from those used in the construction of the exterior of the existing dwelling.

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

CS15	(Flood and Coastal Erosion)
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: 4

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
- (iv) Flood issues

(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 rear extension and would not be visible from the public realm. It is of a modest size with a depth of 0.6 metres over the permitted development limit and whilst the external finish is grey cladding, it is a well designed, contemporary structure, enhancing the appearance of the property.

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 proposal extends across the rear elevation of the property, replacing a store and lean to utility room. It is adjacent to the neighbouring property at number 15 and does not project beyond the rear elevation of this property. It is of a modest size and height and there are no windows in the eastern elevation of the extension.
- 7.6 The existing plans show a shared chimney stack which was to be removed as part of the proposal. Ownership certificate B should have been completed and notice served on the neighbour at number 15. However, at the time of the officer's site visit the development was nearing completion and the works had been carried out to remove the chimney and it is likely that the works had been completed prior to the application being submitted. The applicant confirmed that the new structure falls wholly within the curtilage of the property boundary with no encroachment to either neighbour.
- 7.7 The siting of the proposed extension could be considered to lead to a loss of light to the neighbouring property to the east. A 45 degree angle test indicates that the extension would fall within the overshadowing zone of the lounge window at number 11 Havant Road, although this would still apply if it were to be built under permitted development. Furthermore, the footprint of the new extension is comparable to that of the utility room and store it replaces. It is noted no letter of objection was received from the occupiers of this property, and any resulting impact is not deemed to be so great as to constitute a defensible reason for refusal. previously existing structure on boundary

(iv) Flood issues

- 7.8 The site is within Flood Zone 2, however the proposed development is for a modest single storey rear extension, and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The agent has submitted a flood risk assessment to confirm that appropriate flood risk measures have been considered. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).
- 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). 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/18/01049 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:
Site plan
Drg no. 1509/01 Existing floor and elevations plan
Drg no. 1509/02 Rev C Proposed floor and elevations plan
Flood risk assessment
Reason: - To ensure provision of a satisfactory development.