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| Site Address:   | 15 Lewis Road, Emsworth, PO10 7RP |               |               |
| Proposal:       | Single storey rear extension.     |               |               |
| Application No: | APP/18/00429                      | Expiry Date:  | 25/06/2018    |
| Applicant:      | Mr Turner                         |               |               |
| Agent:          | Mr A Dunks                        | Case Officer: | Rachel Ballam |
|                 | Andrew R Dunks Ltd                |               |               |
| Ward:           | Emsworth                          |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application property is a two-storey semi-detached house constructed from red brick, concrete roof tiles and white uPVC fenestration.
- 1.2 The application site is situated within the built up area of Emsworth, fronted by Lewis Road to the west and surrounded by residential development. A private tarmac driveway and modest area separate the main dwelling from the fronting road. A mature hedge borders the front lawn whilst the rear garden is enclosed by a close board timber fence.
- 1.3 Development within the locality presents a high degree of uniformity with regards to form, style, materials and position relative to the road.

## **2 Planning History**

None relevant

## **3 Proposal**

- 3.1 The application proposes the replacement of the existing glazed lean-to conservatory with a single storey flat roof rear extension with central glazed roof lantern.
- 3.2 The proposed extension would project 3.6m from the rear elevation of the existing main property, spanning almost the width of the main house. The extension would achieve a maximum height above ground level of 2.8m, as measured from the height of the flat roof, with the proposed roof lantern projecting a further 0.3m above the flat roof.

## **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)

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

| Comment | Officer Comment |
|---------|-----------------|
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|         |                 |

**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 built up 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 an existing fully glazed structure with a brick extension

of greater depth and height, which would represent a substantial increase in bulk and mass relative to the existing conservatory. The proposed extension would not, however, appear over large in its overall scale relative to the main building or within the context of its curtilage. The extension would be in-keeping with the main dwelling and surrounding development in respect of its form, style and materials.

- 7.4 The proposed extension would not represent a negative impact upon the appearance or character of the application site or the surrounding area. The structure would be situated to the rear of the property where it would not be visible, and thus would have no impact upon, the street scene.
- 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 The proposed extension would be obscured from the neighbouring property to the south by an existing rear projection to remain in situ and a substantial distance would be maintained between the extension and the properties to the rear of the application site. No side facing windows are proposed. As such the proposed development would not be expected to impact negatively upon the privacy of surrounding dwellings or upon the light or outlook of dwellings to the east, south or west of the application site.
- 7.7 As stated above in paragraph 7.3, the proposed extension would represent a significant increase in bulk, mass and scale relative to existing fully glazed conservatory to be replaced. The extension would project 3.6m from the rear elevation of the existing building, an increase of 0.6m relative to the existing conservatory, and would protrude 1m above the existing fence line; the increase in scale would be exacerbated by the solid materials and the position of the structure to the immediate south of the attached neighbouring house. The brick built extension would therefore have a marked impact upon the light and outlook of the neighbouring house to the north No.16 relative to the existing lightweight structure. Furthermore, the extension would protrude beyond 45 degrees, as measured from the centre of the closest ground-floor rear-facing window of the neighbouring house to the north, and as such would exceed the guidance contained within the HBDG 2011. However, the fall back position of permitted development rights must also be taken into consideration. Permitted development rights would allow for the construction of a conservatory measuring 3m in depth by 3m in height within this location. The proposed extension would fall short of the maximum height by 0.2m and would exceed the permitted depth by only 0.6m. Taken together with the absence of any objections from the residents of neighbouring properties it is considered, on balance, that a refusal could not be sustained.
- 7.8 Consequently, on balance, it is considered that the proposal is unlikely to result in a significant negative impact upon the amenities of neighbouring dwellings relative to an alternative permitted development and as such is considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).

## **8 Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character and appearance of the area and upon neighbours amenities 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/18/00429

(A) 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:

Location Plan

Drg no. 5005/500 - Proposed Site Layout Plan

Drg no. 5005/4 - Proposed Cross Section

Drg no. 5005/2 - Proposed Ground Floor Plan

Drg no. 5005/3 - Existing and Proposed Elevations

**Reason:** - To ensure provision of a satisfactory development.

- 3 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.