
Site Address:	38 Nore Farm Avenue, Emsworth, PO10 7NA		
Proposal:	Single storey rear extension.		
Application No:	APP/18/00418	Expiry Date:	22/06/2018
Applicant:	Mr and Mrs A Hamm		
Agent:	Mr B Dunnaway	Case Officer:	Emma Chisnall
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 38 Nore Farm Avenue is a detached bungalow situated on level ground in Emsworth. The dwellinghouse is constructed of a facing brickwork and concrete tiles and has a conservatory to the rear. The rear amenity space is large in size and mostly laid as lawn with an outhouse present along the rear curtilage boundary. A detached garage is present along the north side boundary to the rear of No 38.
- 1.2 The amenity space to the front of No 38 is adequate in size and hardsurfaced to accommodate three cars with an additional parking provision to the north side. The curtilage boundary is constructed of 1m brick wall to the sides.

2 Planning History

06/59327/001 - To erect white PVCU conservatory to rear of property.,
PERM,19/12/2006
07/59327/002 - Rear conservatory. , PERM,12/03/2007
57/05144 - Outline for layout of roads and footpaths for residential development,
UNK,09/10/1957

3 Proposal

- 3.1 Single storey rear extension.

4 Policy Considerations

National Planning Policy Framework 2012

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering/Drainage

No comment

Environment Agency

No comment

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: 3

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) Flooding
- (v) Parking

(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 works proposed to No 38 are large in size but shall be positioned in the majority to the rear of the dwellinghouse and therefore screened from the public realm. Although the works extend to the north side of the dwellinghouse this shall be to a reduced size than the existing garage and from the works being single storey in height and set adequately away from the highway the works are considered to not appear out of character or visually obtrusive. Materials are proposed to match No 38 and this shall be conditioned with the decision.

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 works have the potential to impact the adjacent dwellings No 40 and No 36 Nore Farm Avenue but it is noted that no letters of objection have been received.
- 7.6 The proposed development shall replace an existing conservatory to the rear of No 38 along the south side. Although the works shall be of a greater depth this is considered to be a modest increase on the existing conservatory and from being set off the south boundary by approximately 0.6m and therefore away from No 36 by approximately 3.25m the works are considered to not appear visually obtrusive to the outlook of No 36. The works shall be to the north of No 36 and from being single storey in height would not result in a loss of light or cause shadowing. The development proposes two windows within the south side elevation and although this has the potential to cause a modest amount of over-looking to No 36 this is considered to be reduction to the current over-looking caused by the conservatory and would not warrant a refusal of the planning application. The impact caused is considered to be limited and acceptable.
- 7.7 The works are proposed be set off the shared boundary to the north by approximately 1.4m which is a greater distance than the existing garage and shall be set closer to the rear of No 38 creating a better outlook from No 40 to the east as a result. No 40 has a conservatory to the rear and windows within the south side elevation which shall face the proposed works in part. No 38 proposes the installation of one window and a door with window in the side elevation of the extension closest to No 40 to serve a utility room and W/C and to ensure that no over-looking is caused as a result these windows shall be conditioned to be fitted with obscure glass to reduce this impact. The additional window proposed in the north side elevation of No 38 to serve the extension is set off a greater distance from the boundary than the others and due to the screening in place and height of the works this window is considered to not result in significant harm and shall not be included within the condition. The development is therefore considered to be acceptable.
- 7.8 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.

(iv) Flooding

- 7.9 The application site to the front and south side falls into part of flood zone two and three however where the works are proposed, the development would only just fall into this. A section plan has been received with the application alongside a flood risk assessment form which indicates that the floor levels within the proposed development shall be set no lower than existing levels and that flood proofing of the proposed development has been incorporated where appropriate. The Environment Agency have also been consulted but have submitted no comments in relation to the proposal. Due to the position of the works being outside of the flood zone in the majority, that the size of the works are modest and that they shall be replacing the garage and conservatory onsite and therefore not increasing the footprint of development significantly the impact caused is considered to be limited and acceptable.

(v) Parking

- 7.10 No 38 has a sufficient provision to park three cars onsite to the front of the dwellinghouse therefore meeting the requirements of the Havant Borough Parking SPD.

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/18/00418 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:

Biodiversity Checklist: Received 16.04.2018
Proposed Elevations and Floor Plan: Drawing No 05
Location Plan: Unique Plan Reference: #00313002-720985
Block/Site Plan: Drawing No 03A
Detailed Vertical Section: Drawing No 04 Received 27.04.2018
Flood Risk Assessment: 27.04.2018

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.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the ground floor on the north side elevation facing No 40 and serving the utility and W/C shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.