
Site Address: 7 Allendale Avenue, Emsworth, PO10 7TJ
Proposal: Prior notification for single storey development extending 3.5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.6 metres and a maximum height of 3.9 metres.
Application No: APP/16/01288 Expiry Date: 26/01/2017
Applicant: Mr & Mrs Cameron
Agent: Mr B Harding Case Officer: Karen Wooden
 Mr B Harding
Ward: Emsworth

Recommendation:

1 Site Description

- 1.1 The application site is a mid terrace two storey dwelling located in northern Emsworth.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 Prior notification for single storey development extending 3.5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.6 metres and a maximum height of 3.9 metres.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 None required for this application.

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: 1

Summary:

- a. Overshadowing of conservatory
- b. Insufficient gap between properties for maintenance

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) Impact upon the amenity of the adjoining property

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the amenity of the adjoining property

Further to the receipt of an objection, a site visit has been carried out to assess the impact on the amenity of the occupiers of No. 5 Allendale Avenue. No. 5 Allendale Avenue benefits from a single storey side extension and a rear conservatory which is constructed of brick and glazing. The northern elevation, which is adjacent to the application site has obscure glazed windows along the top of the brick wall. The occupiers have raised concerns that the proposed extension would a) block the light from the northern elevation, b) leave an insufficient gap between the two properties for potential maintenance, and c) may contravene a limitation or covenant in the deeds.

The conservatory at No. 5 Allendale Avenue has a glazed roof and has clear glazing to both the southern and western elevation. It was explained on site that although the proposed extension would partially block some of the obscure glazed panels to the northern elevation, the majority of the light is obtained from the southern and western elevations and therefore the loss of light is not considered to be significant enough to refuse the application.

It is accepted that an extension built to the boundary line would retain a limited gap for the purposes of erecting a ladder to carry out maintenance to the roof or down pipe if and when necessary. This is not a planning matter, and therefore would not be a reason to refuse the application. Nevertheless a conversation was had with the agent of the application who would discuss this with their client.

It was explained to the occupiers of No. 5 Allendale Avenue that any limitations or covenants in deeds are not planning matters and can therefore not form a reason for the refusal of planning permission. This is a civil matter.

8 Conclusion

- 8.1 The proposed extension requires Prior Approval as it extends 0.5m further from the rear wall of the dwellinghouse than that which could be constructed under Permitted Development rights. It is not considered that the extension will have a detrimental impact on the occupiers of the neighbouring property and therefore is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to for application APP/16/01288 subject to the following conditions