
Site Address: 14 Brent Court, Emsworth, PO10 7JA
Proposal: Single storey rear extension, revised fenestration, roof conversion with rooflights and infill to existing front porch canopy.
Application No: APP/17/00239 Expiry Date: 02/05/2017
Applicant: Mr & Mrs Miles
Agent: Mr M Farrer Case Officer: Bee Crawford
 MF Designs Ltd
Ward: Emsworth
Site Visit Date: 17/03/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached two storey property and detached garage situated in a cul-de-sac part of Brent Court. It has a brown tiled pitched and hipped roof and elevations of red/beige multibrick and tile hanging at first floor. The site is level and open to the front with an area of grass and shrubs and a block paved drive leading to the garage. There is a 0.5 metre high wall to the eastern boundary and a 1 metre high wall to the western boundary. The rear garden is fairly shallow and is mainly laid to lawn with a patio area, a shed and shrubs enclosed by a 3 metre high hedge to the northern boundary, a 2 metre hedge and 1.8 metre fence to the eastern boundary and a 1.5 metre high fence to the western boundary.
- 1.2 Detached two storey properties are to the east, west and north and the side aspect of a detached two storey property at the end of the cul-de-sac is opposite. The area is of medium density with modern detached two storey properties of a similar age, different styles 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, revised fenestration, loft conversion with rooflights and infill to existing front porch canopy. It is noted the loft conversion does not require the benefit of planning permission.

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: 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

(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 to infill the existing front canopy would be visible from the public realm, although the amount of development is marginal. The single storey rear extension would not be visible from the highway and is of a modest height, the depth including the roof canopy is 1.6 metres over what could be built within the realms of permitted development. Although the depth of the rear garden is less than the 10 metres recommended in the Havant Borough Council Borough Design Guide, the width is in excess of 19 metres which is considered to be sufficient in this instance.

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 eastern elevation of the rear extension has one roof light and one high level window which is to be obscured glazed. It will be 1.5 metres from the eastern boundary with the western elevation of the neighbouring property a further 4 metres away. Whilst there is a rooflight and bi-fold doors in the western elevation of the extension, it is approximately

11 metres from the western boundary and the roof of the extension pitches away from the property boundaries. Although there is only a 2.5 metre distance to the northern rear boundary, there are no windows in the rear elevation of the extension and the existing 3 metre high hedge provides appropriate screening between the application site and the property to the north.

- 7.6 The first floor window in the western elevation of the property is to be made smaller to serve the en-suite bathroom and will be fitted with obscure glazing. The new first floor window in the northern elevation of the property does not require planning permission.
- 7.7 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00239 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 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 EX_01	Existing floor plans
Drg no EX_02	Existing elevations plan
Drg no P_01	Proposed floor plans
Drg No P_02	Proposed elevations plan
Drg No P_03	Location, block and section plan

Reason: - To ensure provision of a satisfactory development.