
Site Address:	104 Bosmere Gardens, Emsworth, PO10 7NR		
Proposal:	First floor rear extension.		
Application No:	APP/17/00617	Expiry Date:	08/08/2017
Applicant:	Mr & Mrs Taws		
Agent:	Mr Bessant	Case Officer:	Karen Wooden
	Jimmy Bessant Architecture		
Ward:	Emsworth		
Site Visit Date:	24/07/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property to subject of this application is a two storey semi detached house, located to the north west of the centre of Emsworth. The elevations of the property are finished in a cream render, with a hung tiled pitched roof. The area to the front of the property has been hard surfaced, and provides off road parking for three vehicles.
- 1.2 Bosmere Gardens is residential in nature, with a mix of semi detached and terrace houses with brick or rendered elevations, and terraced bungalows.
- 1.3 The property currently benefits from a single storey rear extension. This application is to add a first floor to the footprint of the single storey rear extension which has been constructed

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 First floor rear extension.

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 No consultees 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: 5

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 proposed single storey rear extension would not be visible from the public realm, therefore it is not considered that the scheme would result in a negative impact upon the streetscene of Bosmere Gardens.

7.4 Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main building and respects the existing built form, character and appearance of the surrounding locality. On this basis, the proposed extension is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

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

7.4 The proposed first floor extension is to be located on the eastern elevation and therefore will have no impact on the property to the east (91 Bosmere Gardens).

7.5 A separation gap of a minimum of 9.5m will be retained between the rear of the extension and the rear boundary to the east, which separates the application site with part of the garden of the property to the south (104a Bosmere Gardens).

- 7.6 The property to the south (104a Bosmere Gardens) is a two storey dwelling which was constructed approximately 10 years ago. The rear building line of the proposed two storey extension will be in line with the rear wall of this neighbouring property. It is considered that the proposed relocation of the bathroom window to the southern elevation will not result in a significant impact to the occupiers of the neighbouring property, as the window will be overlooking a flank wall of No. 104a, which itself has no doors or windows. The window is also to be obscure glazed.
- 7.7 The property to the north (106 Bosmere Gardens) currently benefits from a single storey rear extension which extends approximately 3m which is similar to the existing rear extension of the application site. The first floor window located closest to the proposed extension provides light and ventilation to a bedroom. This window is east facing and therefore will benefit from morning light. Although it is accepted that the two storey extension will reduce some early afternoon light from this window, the proposed height and separation gap are not dissimilar to that between the rear of No. 104a and the application site. Therefore it is not considered that the impact on loss of light would be significant enough to justify the refusal of the application. There are no windows proposed for the northern element of the extension, and the three existing first floor windows are to be replaced with three windows of a similar size, resulting in no additional overlooking
- 7.5 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/17/00617 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:

Proposed plans - received 13.06.17
Existing plans - received 09.06.17

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 The proposed bathroom window in the southern elevation of the building shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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 2012.