
Site Address:	3 Allendale Avenue, Emsworth, PO10 7TJ		
Proposal:	Single storey front and side extension.		
Application No:	APP/17/00754	Expiry Date:	25/09/2017
Applicant:	Mr J Bowles	Case Officer:	Karen Wooden
Agent:			
Ward:	Emsworth		
Site Visit Date:	13/09/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey semi detached house located within a cul-de-sac, and is constructed of red brick with a hung tiled pitched roof. The streetscene comprises a mix of one and two storey properties of a similar age. No. 3 Allendale Avenue is open to the front, providing off road parking for two vehicles.

2 Planning History

2.1 No relevant planning history

3 Proposal

Single storey front and side 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

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

5 Statutory and Non Statutory Consultations

5.1 No consultees required.

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

(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 Other properties within Allendale Avenue have been altered by means of extensions, including the neighbouring property to the north, which benefits from a single storey side extension. The extension is to be constructed using materials similar to those of the host dwelling which will reduce the visual impact.

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 front extension will project approximately 1.5m from the front elevation of the property, with the canopy porch extending over the front ground floor window. It is considered that the distance between the extension and the attached property to the south (1 Allendale Avenue) is such that there will be no unacceptable loss of light or overshadowing. Equally no impact will be caused to the properties to the east and west.

7.5 The property to the north (5 Allendale Avenue) benefit from a single storey side extension which is built to the boundary line. This extension has a small window to the front elevation to which the proposed extension will obstruct some afternoon light, however this window is not within a primary room of the property.

7.5 Consequently, it is considered that the proposal would not 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/17/00754 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 - received 31.07.17
Existing and proposed plan - received 31.07.17

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.