
Site Address:	33 Bosmere Gardens, Emsworth, PO10 7NP		
Proposal:	Two storey side and single storey front extension.		
Application No:	APP/16/01190	Expiry Date:	14/02/2017
Applicant:	Mr & Mrs Caton		
Agent:	Mr Airey	Case Officer:	Bee Crawford
Ward:	Emsworth		
Site Visit Date:	18/11/2016		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached link property with a brown tiled pitched roof and elevations of red multibrick. The site is level with open vehicular access to the front leading to a shingle parking area, grass and shrubs, with a 1 metre high fence to the front boundary, a 1 metre high wall to the eastern boundary and a hedge to the western boundary. The rear garden is mainly laid to lawn with decking and a patio area and is enclosed by 1.8 metre high fencing to the eastern and western boundaries and a 2 metre high hedge to the rear (southern) boundary.
- 1.2 The adjoining two storey property is to the east, a two storey property linked by a store is to the west, a pair of two storey semi-detached properties are opposite and garage blocks and parking court off Convent Lane are to the rear. The area is of medium density with two storey detached, semi-detached and semi-detached link properties of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two storey side and single storey front extension, following the demolition of the existing store.

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

FAO Mr P Marshall, Development Engineer

The Highway Authority have no adverse comment to this application. However it is pointed out to the Planning Authority that this four bedroom house will require an additional parking space.

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: 6

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) 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 proposed extension would be visible from the public realm, the property being approximately 7.5 metres from the highway with a relatively open frontage. For extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that it is important that gaps are retained between buildings and recommends two storey extensions should be set back from the building line, have a lower ridge height and should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

7.4 The ridge height of the two storey side extension is 0.9 metres lower than the existing and the windows of the front and rear dormers are in line with the existing first floor windows, with a continuation of the roof to the front providing a modest single storey front extension. Whilst the extension is adjacent to the western boundary, there is a minimum distance of 2.9 metres to the eastern elevation of the property at number 35 with the adjoining neighbouring store in between. The extension is judged to be subservient to the main dwelling by virtue of the proposed width and height .

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

- 7.6 The proposed two storey side element of the scheme is to the western elevation of the property, situated in place of the existing store and extending to the front of the property with an additional depth to a maximum of 3.4 metres and a 1.1 metre deep single storey front extension. Whilst it is acknowledged the extension would reduce the distance at first floor between the properties and consequently be closer to the landing window at number 35 Bosmere Gardens, a gap of 2.6 metres would be retained. Furthermore, this is a secondary window and any resulting impact could not be considered as a defensible reason for refusal.
- 7.7 With respect to the possible loss of privacy from the proposed windows, there are no new side windows in the western elevation and the new windows to the front and rear are additional to the existing and it is therefore considered any perception of further overlooking would be nominal.
- 7.8 The single storey front element of the scheme projects 0.8 metres beyond the existing front bay window, has no side windows and is approximately 4.1 metres from the eastern boundary. It is therefore deemed any impact would not be harmful.

(iv) Parking

- 7.9 The number of bedrooms will increase from three to four, hence there would be a requirement for three on site parking spaces. However, it is considered there is existing sufficient parking on the site, therefore a condition would not be necessary in this instance.
- 7.10 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, 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/16/01190 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. PL01 Location plan, block plan, existing and proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.