
Site Address:	591 Southleigh Road, Emsworth, PO10 7TE		
Proposal:	Alterations to roof of existing rear extension and proposed porch.		
Application No:	APP/17/00382	Expiry Date:	14/06/2017
Applicant:	Mr & Mrs Horwood		
Agent:	Mr Airey	Case Officer:	Harriet Pitney
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi-detached, two storey, residential dwellinghouse located to the northern side of Southleigh Road comprising elevations of painted brick (partially rendered to the first floor elevation) with a tiled pitched roof.

The site is relatively level with open vehicular access to the front driveway which provides adequate offroad parking provision. Access to the rear garden can be obtained via the double gates to the side of the property.

The area is primarily residential in nature with a medium density of dwellings adjacent to the site and to all boundaries all of a similar age, style and design.

2 Planning History

01/51640/001 - Conservatory to side elevation (East)., PERM,17/12/2001

88/51640/000 - Single storey side and rear extension (as amended by plans received 8.9.88), UNK,21/09/1988

3 Proposal

This application proposes alterations to the roof of the existing rear extension from a pitched roof to a flat roof and the erection of a porch 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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required in relation to 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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 to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed alterations to the roof of the single storey rear extension would not be visible from the public realm and as such would not have any significant impact on the character and appearance of the surrounding locality.

7.4 The proposed porch extension would be set back approximately 12 metres from the adopted highway and as such would also be unlikely to result in any significant impact visually on the character and appearance of the area.

7.5 Notwithstanding the above, it is considered that the development is of an appropriate scale and design which respects the existing built form of the original dwelling and therefore meets the requirements of Policy CS16 of the HBLP (Core Strategy). It is important to acknowledge that porch extensions similar to the proposed development appear to be a common characteristic within the streetscene of Southleigh Road. The adjacent neighbouring property to the west (589 Southleigh Road) have recently

erected a porch of a similar size, scale and design.

(iii) Effect on neighbouring properties

- 7.6 It is important to acknowledge when assessing the impact of the proposed development on residential amenity that the property currently benefits from a single storey extension to the rear. This application proposes to change the roof of the existing extension from a pitched roof to a flat roof. These alterations would not result in any increase in height above the existing overall pitch, albeit would increase in height marginally above the existing eaves. It is not considered that this change would result in any additional loss of light, privacy, outlook or appear overbearing in context with what is already on site.
- 7.7 The proposed porch extension would be set back from the adopted highway by approximately 12 metres and sited a sufficient distance away from both adjacent neighbouring properties. On this basis, it is not considered that the erection of a porch in this location would result in any impact which would be considered detrimental to the amenity of any surrounding residential properties.
- 7.8 The proposed development is therefore considered to meet the requirements of Policy CS16 of the HBLP. It is noted that no letters of objection were received with respect to this scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a 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/17/00382 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:

Site location and block plan- received 10th April 2017

Existing and proposed floor plans and elevations- received 10th April 2017

Reason: - To ensure provision of a satisfactory development.