
Site Address:	10 Christopher Way, Emsworth, PO10 7QZ		
Proposal:	Single storey extension to the front.		
Application No:	APP/16/01203	Expiry Date:	13/01/2017
Applicant:	Mr & Mrs Walsh		
Agent:	Mr Mousley	Case Officer:	Bee Crawford
	Bob Mousley Architects		
Ward:	Emsworth		
Site Visit Date:	19/12/2016		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property and attached converted garage, situated on generous plot at the end of a cul-de-sac part of Christopher Way. It has a brown tiled pitched roof and elevations of red multibrick, cream painted render and glass. The site is level and there is vehicular access to the front leading to a concrete drive and an area of grass. The garden surrounds the property and consists of a patio area, grass and shrubs enclosed to all boundaries by fencing ranging in height from 1 metre to 2 metres.
- 1.2 Detached two storey properties which sit forward of number 10 are to the east, a detached two storey property is opposite and the rear gardens of properties in Bellvue Lane and Fairfield Close are to the west. The area is of medium density with modern detached two storey and chalet style properties of similar and different age, 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 front 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

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: 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 application site is at the end of a cul-de-sac part of Christopher Way and the proposed development is to extend the converted garage to provide additional accommodation. The extension would be approximately 15 metres from the highway and partially visible from the public realm. 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 proposal would be a continuation of the converted garage to the south western side of the property, including the provision of a pitched roof over the existing flat roof. The closest point of the extension would be approximately 6.5 metres away from the boundary with the adjoining property at number 12 and there is one high level rooflight to this elevation. There is a new entrance door in the north east elevation which projects 4 metres beyond the front elevation of the dwellinghouse, with a distance of 13.5 metres from the boundary. The property is set a sufficient distance away from the neighbouring properties and it is considered any perception of overlooking would be minimal.

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/16/01203 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 accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation is not a satisfactory position / has insufficient amenity space / has insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. BD567 LP01	Location plan
Drg No. BD567 BP01	Block plan
Drg No. EP01-1/EE01-1,2,3,4	Existing elevations plan
Drg No. EP01-1,2	Existing ground floor and roof plan
Drg No. PE01-1,2,3,4	Proposed elevations plan
Drg No. PP01-1,2	Proposed ground floor and roof plan

Reason: - To ensure provision of a satisfactory development.