

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Keast - Cowplain

No Comment.

Councillor Narinder Bains - Cowplain

No Comment.

Councillor Neil Bowdell - Cowplain

No Comment.

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: 7

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 two storey side extension replaces the garage and conservatory. Under the previous approval APP/19/00492 the height of the side extension would be set down 0.33m from the ridge of the existing dwelling. This was to ensure a subservient appearance to the character of the original dwelling, not create a crowded visual appearance within the wider street scene and so would not have the potential of contributing to any future terracing effect. This application is for the proposed side extension to be the same height as the existing property. A number of properties along the street scene have carried out side extensions the same as being applied here such as No.4 and No.5 Bowers Close therefore it is considered on balance to be inkeeping with the character of the area. It is worth noting the proposal here is only slightly higher than the previous approval. The dwelling is also set at lower land level to the neighbouring property to the north (No.1).
- 7.4 The proposed rear extension would be single storey, use materials to match those existing at the property and would have no visibility from the street scene. It is considered that the extension would be subservient to the rear of the dwelling and have no impact on the character of the wider area.
- 7.5 There would also be two retrospective elements. Firstly as mentioned the front of the property on the ground floor has white render and there is weatherboard cladding on the first floor. This is considered to be inkeeping with the character of the area with some surrounding properties having render and cladding to the front. Secondly, there is a pitched roof over the previous flat roof front extension. This is considered to be of acceptable design.
- 7.6 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

- 7.7 The front pitched roof due to its position and design is not deemed to have a negative impact upon any neighbouring properties.
- 7.8 The proposed side extensions would be set below No.1 Bowers Close to the north due to the lower land level of the application dwelling. The side extension would not project ahead or past the rear of the neighbouring property. The only window which serves no. 1 which would directly face the side extensions would be a ground floor obscured window which does not serve a habitable room. In light of these factors, it is considered that this element of the proposal would not cause undue harm to neighbouring amenity.
- 7.9 The rear extension replaces the part of the existing conservatory which projects past the rear of the application dwelling and would also infill the space between the existing single storey extension. Though the proposed rear extension would project past the rear of no. 1 Bowers Close, it would be only to a small degree and considering this element of the proposal would be just single storey, set at a lower level to No.1 and benefiting from a separation distance of approximately 2.5m from the neighbouring property, it is deemed no harm to the amenity of No.1 would occur.

- 7.10 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.

(iii) Parking

- 7.11 The number of bedrooms at the property would remain at 4 while the designated parking spaces would be 3. Therefore it is deemed that the parking provision at the site would be sufficient for a dwelling of this size and would comply with Policy DM13 of the Core Strategy which outlines residential parking standards.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbours and parking 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/22/00532

- 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
Block Plan
Proposed Ground Floor Plan - 4825/4 C
Proposed First Floor Plan - 4825/5 E
Proposed Elevations - 4825/6 E

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.