

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

5 Statutory and Non Statutory Consultations

Councillor Grainne Rason

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

No comments received.

Emsworth Residents Forum

No comments received.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

The application was subject to a 7 day reconsultation with the neighbours following an amendment to the plans.

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 side extension would replace the existing garage to the east of the application site. The proposed extension would serve a garage, utility area, bedroom and shower room. The proposed extension would have a pitched roof with a front projecting gable. The side extension would have an approximate length of 13.1 metres, a width of approximately 4 metres and a maximum height of approximately 4.1 metres. The proposed extension would contain concrete roof tiles, red brick, render and timber cladding to match existing. The proposed materials are considered in keeping with the host dwellinghouse.
- 7.4 The proposed side extension would be forward of the principal elevation by approximately 1.4 metres and would be visible from the streetscene. It is considered that the proposed extension is in keeping with the context of the host dwelling house and therefore would not have a negative impact on the character of the area.
- 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 To the east of the property is no. 32 Woodlands Avenue. On the ground floor there are 2 high level windows on the west elevation and one window on the north elevation. It is acknowledged that there may be some loss of light to these windows in the late afternoon hours, however the extent of the shadow that is created by the proposed extension would be of a similar extent of that cast by the two storey dwellinghouse due to the orientation of the sun. It is therefore considered that any loss of light to the neighbouring property would not be unacceptably adverse. In terms of outlook, there is a high level boundary fence between the two properties, which already screens to some extent the outlook from the side windows. Due to the position of the window on the north elevation, it is considered that the proposed extension would not lead to a direct loss of outlook. For the reasons stated it is therefore considered that the proposed extension would not lead to an unacceptable harm in terms of outlook. There are 4 velux lights proposed on the roof of the east elevation. As these would be approximately 3.3 metres from ground level, it is considered that there would not be an unacceptable loss of privacy to the neighbouring property. There are no windows proposed on the east elevation wall. Although the extension extends beyond the front building line, in this case the greatest impact on the neighbouring window occurs on the part of the extension which is on the side of the house. Furthermore, there is a fallback position that an extension of a marginally smaller scale could be carried out under permitted development, which would create a very similar impact. On this basis, there is no grounds to refuse the application in terms of affect on the neighbouring property.
- 7.7 To the west of the property is no. 28 Woodlands Avenue. The proposed extension is considered to not lead to any harmful impacts in terms of loss of outlook, privacy or light.

- 7.8 The proposed extension is considered to not lead to any harmful impacts in terms of loss of light, privacy or outlook to the properties to the rear and front of the application site due to the separation distances.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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.

(iv) Parking

- 7.10 The proposed extension would facilitate an extra bedroom to the ground floor. Although the garage area does not meet the required standards set out in the Council's Parking SPD, it is considered that there is sufficient space on the front driveway to accommodate the maximum number of required car parking spaces.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/01033 (A) 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:

PROPOSED ELEVATIONS PL.748.23 -04 REV F
SITE & LOCATION PLANS PL.748.23 -01 REV B
EXISTING & PROPOSED FLOOR PLANS - PL.748.23 - 02 REV D

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.