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|-------------------|------------------------------------------------------------------------------------|---------------|-------------|
| Site Address:     | 10 Nore Farm Avenue, Emsworth, PO10 7NA                                            |               |             |
| Proposal:         | Single storey front extension and single storey side and rear wraparound extension |               |             |
| Application Type: | Full Planning Permission                                                           |               |             |
| Application No:   | APP/22/00781                                                                       | Expiry Date:  | 03/10/2022  |
| Applicant:        | Mr. M Graham                                                                       |               |             |
| Agent:            | Mr P Walker                                                                        | Case Officer: | Tina Pickup |
|                   | Island Design                                                                      |               |             |
| Ward:             | Emsworth                                                                           |               |             |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site relates to a detached bungalow located on the east side of Nore farm Avenue, set on a bend in the road and hence in a staggered siting relative to its immediate neighbours. It is set back from the road with side drive providing parking for at least 2 cars, with the remainder of the frontage grass and shrubs behind a low front boundary wall.
- 1.2 The bungalow is constructed of cream painted render above a brick plinth, with fully hipped concrete tiled roof. It has a forward gable projection at its northern side, with linking porch to the remainder of the recessed frontage. There is an existing attached flat roofed garage on the southern side. To the rear there is an existing small lean to style utility. The garden is enclosed with new, 2m close boarded fencing, which is set at the slightly higher ground level of number 8 to the south and hence, with the gravel boards retaining the level difference, appears quite high. The site's garden itself is level.
- 1.3 The immediate area is characterised by similar style fully hipped bungalows. Number 12 to the north has solar panels on its side and rear roof slope.

## **2 Planning History**

None relevant

## **3 Proposal**

- 3.1 Single storey front extension and single storey side and rear wraparound extension
- 3.2 It is proposed to bring forward the currently recessed room and replace the porch at the front, to be just marginally set back from the forward projection. In addition the existing attached garage would be replaced and brought forward to align with the new front elevation, making the garage 1m shorter at the rear. The roof above the front extension would be pitched and hipped with false pitch above the garage. The existing rear lean to would be demolished and a full width 4.5m deep rear extension added, having a flat roof of 3.4m in height, with large central lantern light projecting above that.

#### **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

CS15 (Flood and Coastal Erosion)  
CS16 (High Quality Design)  
CS17 (Concentration and Distribution of Development within the Urban Areas)  
DM13 (Car and Cycle Parking on Residential Development)

##### Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)  
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

##### Emsworth Neighbourhood Plan Post Examination Version 2020

ENP\_D1 (General Design Policy)  
ENP\_D2 (Height, Mass & Materials)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

#### **5 Statutory and Non Statutory Consultations**

##### **Engineering/Drainage**

none received

##### **Environment Agency**

none received

##### **Southern Gas Network**

none received - but standard Informative added alerting to site's location within High Pressure Buffer

#### **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: 1

| Comment                                                          | Officer Comment               |
|------------------------------------------------------------------|-------------------------------|
| All necessary action to be taken to protect shared sewer, drains | A Building Regulations matter |

## 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 front extensions would infill the recessed area and result in a flatter fronted, squared off, property. The proposed pitched hipped roof would reflect the design of the host property but remain subservient to the existing gable element. Materials would match and window proportions are appropriate. Whilst no other bungalows in the vicinity have similar forward extensions resulting in a squared off design, the sympathetic roof detailing would not result in an overly dominant design out of character with either the host dwelling or the wider area. The resultant extended dwelling would also be set back from the road by about 12m and therefore not be overly prominent.

7.4 The rear extension would not be visible from the public area. On balance, the design and appearance of the proposal is deemed appropriate in context to the main building and street scene, 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

7.5 The staggered nature of the siting is such that the application dwelling is already set back from number 8 and the proposed 4.5m rear extension would breach the 45 degree code. However both properties are bungalows with high intervening close boarded fence. The proposed development, being flat roofed and single storey only, would have minimal additional impact on number 8 in terms of overshadowing or loss of outlook. The proposed extension is set off the shared boundary by just over 2m and this separation also helps mitigate any overbearing effect.

7.6 The repositioning of the garage further forward would also remove 1m of existing development close to the boundary where aligned with number 8's lean-to conservatory style addition, slightly improving outlook. The proposed development is also on the north side of number 8 and hence sunlight to number 8 would be unaffected.

- 7.7 With respect to number 12 to the north, the proposed extension would not extend beyond the rear elevation of number 12. With the staggered siting and wedged separation, the single storey extension would have minimal impact on the amenity of number 12. It is noted that number 12 has an array of solar panels on its side roof slope facing the site, but being a flat roofed addition lower than the solar panels, they would not be overshadowed or affected.
- 7.8 Overall, it is considered that the proposal will 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).

(iv) Parking

- 7.9 The site currently has 3 bedrooms and the proposed development and internal re-configuration of the property remains 3 bedrooms. Therefore 2 on site parking spaces are needed to meet the adopted Parking SPD and policy DM13 and these can readily be provided on site.

## 8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the visual appearance of the street scene and neighbours, and is therefore considered to be appropriate and recommended for approval.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00781 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:

Site and Location Plan  
Proposed Ground Floor Plan  
Proposed Elevations  
Section Drawing AA  
Section Drawing BB  
Section Drawing CC

**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.