
Site Address:	41 Brook Gardens, Emsworth, PO10 7JY		
Proposal:	Single storey side extension.		
Application No:	APP/21/01085	Expiry Date:	06/01/2022
Applicant:	Mrs Kingswood		
Agent:	Mr Stantiall	Case Officer:	Joseph Toole
	Pario Consulting Limited		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

41 Brook Gardens, Emsworth, is a two storey semi detached property located to the north side of Brook Gardens. It comprises of brickwork on the ground floor and tile hanging on the first floor with concrete roof tiles. Vehicular access is from Brook Gardens with parking to the front.

The property is located within a residential area with surrounding properties similar in style and design.

The application site is located within Flood Zone 2/3.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Single storey side 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

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Environment Agency

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: 8

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
- (v) Flood Risk
- (vi) Ecology

(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 development would involve the erection of a single storey side extension to be used as a hall, utility room and garage. It would extend out from the existing garage and would have a width of approximately 2.5 metres, an overall depth of approximately 9.5 metres with a pitched roof having a maximum height of approximately 4.7 metres.
- 7.4 The proposed development would have brickwork and roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 The proposed development would be visible from the street scene. As the proposed side extension would be set back from the front of the property it is considered to appear subservient to the host dwelling. Due to the size and design of the proposed side extension it is considered to be inkeeping with the character of the area.
- 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would conserve the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 To the front there would be a door and window to the proposed side extension. These views would face out onto the front garden and properties opposite the road. Thus, it is not considered to cause harmful overlooking.
- 7.8 On the west side there would be two windows serving the proposed side extension. These views would be screened by the existing 1.8 metre high fencing along the shared boundary with No.39 Brook Gardens therefore not causing harmful overlooking. As the proposed side extension would be partly screened by the existing 1.8 metre high fencing and the neighbour's car port at No.39 it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.9 To the rear there would be a rooflight within the proposed side extension. This would be non looking and would only provide natural light in therefore not considered to have a negative impact on surrounding properties.
- 7.10 Consequently, 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan.

(iv) Parking

- 7.11 The proposed development would result in the loss of one car parking space within the garage. As there is sufficient car parking to the front it is considered to meet the criteria set out within the Havant Borough Car Parking SPD.

(v) Flood Risk

- 7.12 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.
- 7.13 The built development is Flood Zone 2/3. The proposed development is classed as minor development and unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(vi) Ecology

- 7.14 The application site is within 50 metres of SINC and wader and brent goose strategy. Due to the nature of the proposed works it not considered to have an adverse impact on the ecology of the area.

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/21/01085

- 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:

Existing and Proposed Plans - 001P REV C
Flood Risk Assessment

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.