
Site Address:	11 Lapwing Close, Emsworth, PO10 7GS		
Proposal:	Single storey rear extension.		
Application No:	APP/21/00987	Expiry Date:	19/10/2021
Applicant:	Mr G Lewis		
Agent:	Mr S Walker	Case Officer:	Julie Terzoudis
	Parkers Design		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a two-storey detached dwelling at 11 Lapwing Close, which is located within a relatively new housing estate built out within the past ten years, in the neighbourhood of Emsworth. The dwellings are predominantly detached, but located on very small plots, with minimal setbacks from the public highway.
- 1.2 The subject site is located within a cul-de-sac and presents an open area of landscaping forward of the dwelling, which expands out onto a shared block paved driveway.

2 Planning History

10/74014/000 - Outline application for demolition of existing dwelling and erection of 280No. residential dwellings, doctors surgery and pharmacy with associated parking and landscaping, improvements to roundabout, and realignment of southern section of Redlands Lane to provide access and provision of public open space with parking, landscaping and construction of balancing pond with some matters reserved (approved 13/05/2011). Request to Discharge Condition 10 i), ii) and iv) (08.02.16). PERM 13/05/2011

APP/12/00837 - Reserved Matters Application (pursuant of outline planning permission 10/74014/000) for redesign of northern part of the site to provide a total of 161 units (reduction of 32 units) with associated parking and landscaping. PERM,14/12/2012

3 Proposal

- 3.1 The application seeks planning permission for the construction of a single-storey rear extension which would extend out to a depth of 3.0m, with a width of 9.15m, and a flat roof height of 3.0m. Bifold-doors would be located on the back wall of the extension. Two roof lights would be inset within the flat roof.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice Guidance 2016
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

Submission Version Havant Local Plan

E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

5 Statutory and Non-Statutory Consultations

Councillor Julie Thain-Smith

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

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: 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

(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 single-storey extension would be wholly located to the rear of the host dwelling and would not be visible from the public realm. Therefore, no visual impacts would occur from the proposed development to the existing character of the streetscene.
- 7.4 The single-storey extension would reach a maximum flat roof height of 3.0m and would remain subservient to the host dwelling. Sufficient open private amenity space would be retained for the dwelling.
- 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 2011). 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 The proposed extension is single-storey in nature and would not result in any overlooking or privacy concerns for the neighbouring occupiers to the east or west of the subject site.
- 7.7 A single-storey detached garage serving No. 11 Lapwing is located on the eastern boundary, with a replicate building located on the western boundary in the neighbouring garden of No. 10 Lapwing Close. The northern facing gardens also receive limited sunlight due to the orientation. The extent of the existing overshadowing resulting from these two structures exceeds that which would be cast from the proposed extent of the rear extension. Overshadowing also occurs from the existing 1.2m close-boarded fencing which runs along both side boundaries. Due to the limited space on the site, the proposed extension would not be considered to result in any additional significant overshadowing from that which is already experienced from the existing structures.
- 7.8 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 2011). It is noted that 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.

- 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 Drw. No. TQRQM21220171114977
Block Plan Drw. No. TQRQM21220170533824
Existing and Proposed Site /Roof Drw. No. P0
Existing and Proposed Ground Floor Drw. No. P1
Existing and Proposed First Floor Drw. No. P2
Elevations Front/Rear Drw. No. P3
Elevations Right/Left Side Drw. No. P4
Existing and Proposed 3D1 Drw. No. P5
Existing and Proposed 3D2 Drw. No. P6
Existing and Proposed 3D3 Drw. No. P7
Existing and Proposed 3D4 Drw. No. P8

All received 16 September 2021

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.