

Recommendation: **GRANT PERMISSION**

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.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Reduction of daylight to side windows	Please see Section 7.
Unpleasant viewing of brickwork	This would create a similar view to that already established

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 development would involve a conversion of the existing garage to be

used as a store, utility room, W/C and the erection of a single storey rear extension. The proposed rear extension would be used as a dining room and home office with an outdoors space in the middle for a sitting area.

- 7.4 The proposed works would have red brickwork and concrete roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the existing conservatory. Therefore, 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 The proposal is only likely to have an impact on the properties either side being No.5 and No.9 Tudor Avenue.
- 7.8 On the west side there would be an additional window in the side of the property and a high level window within the proposed rear extension facing the shared boundary with No.9 Tudor Avenue. Due to the existing views already established on site these additional windows are not considered to cause adverse overlooking. The proposed rear extension would extend out closer to the shared boundary with No.9 which is also on a raised platform with a separation distance of approximately 1.5 metres. Due to the existing 1.8 metre high fencing along this boundary, its pitched roof design and not affecting a primary window on No.9 it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.9 On the east side there would be two obscurely glazed windows serving the utility room and W/C, one replacing a door facing the shared boundary with No.5 Tudor Avenue. Due to the existing 1.8 metre high fencing along this side and obscure glazing it is not considered to cause harmful overlooking. The proposed rear extension would be on a raised platform not extending beyond the rear wall of No.5 with a separation distance from the side of approximately 2.2 metres. The proposed extension would extend out beyond the existing lounge window at No.5. A site visit was carried out to No.5 where it was found the lounge has doors opening out onto a conservatory therefore the side window is not the only form of light into this room. No.5's bedroom window on this side would slightly reduce its outlook due to the proposed extension however it is not considered to be materially harmful having a similar impact to existing. Overall, due to its modest depth and pitched roof design is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.10 To the rear within the proposed rear extension there would be a window seat, two windows and two rooflights facing out onto the rear garden. This is considered to create similar views to that already established thus it is considered to be acceptable.

- 7.11 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

- 7.12 The proposed development would result in the loss of one car parking space and continue to be a 3 bed dwelling. It is noted a bed would be placed within the home office and snug however it has been stated that this would only be used on rare occasions. Therefore, the application site would provide 2 car parking spaces to the front in accordance with the Havant Borough Parking Standards SPD.

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/22/00105

- 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 and Block Plan - PL 546.21.01
Existing and Proposed Ground Floor Plans - PL 546.21.02 D
Proposed Elevations - PL 546 21 04 C

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.