

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.

Southern Gas Network
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
The extension will significantly extend beyond any of the adjacent properties by a substantial amount.	Please see Section 7
Why there is a need for windows in the roof.	These rooflights would provide light into the extension. They would be non looking.

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 development would involve a single storey rear extension to be used as kitchen/family room. There would also be internal alterations including the addition of 2 bedrooms. It would have a width of approximately 7.5 metres (the same as the existing), with a depth of approximately 7 metres and a pitched roof of approximately 5 metres (the same as existing). There would also be alterations to the existing garage with an extension to the rear of approximately 1.7 metres.
- 7.4 The proposed works would have 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 The proposed works would be to the rear of the property thus considered to have a limited impact upon the street scene. Furthermore, the proposed extensions would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. 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 On the east side there would be a new window within the existing bungalow. It's view would be screened by the existing 1.8 metre high fencing along the shared boundary with No.109 Selangor Avenue, thus not considered to cause harmful overlooking. The proposed rear extension would have 3 rooflights however due to their height would not cause harmful overlooking. Due to the hipped away roof design and partial screening of trees/vegetation and 1.8 metre high fencing the proposed extension is not considered to appear overbearing to No.109. Furthermore, due to its orientation it is not considered to cause harmful loss of light to the neighbouring occupier107 s.
- 7.8 On the west side there would be a door into the proposed rear extension serving the en-suite. Due to the existing 1.8 metre high fencing along the shared boundary with No.105 Selangor Avenue it is not considered to cause harmful overlooking. The proposed rear extension would have 3 rooflights however however due to their height would not cause harmful overlooking. Due to the hipped away roof design and partial screening of 1.8 metre high fencing the proposed extension is not considered to appear overbearing to No.107. Furthermore, due to its orientation it is not considered to cause harmful loss of light to the neighbouring occupiers.
- 7.9 To the rear there would be doors into the garage and bi-folding doors and a window on the proposed rear extension. These would face out onto the rear garden and due to the existing screening is not considered to cause harmful overlooking to any 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 increase the number of bedrooms from 2 to 4 therefore 3 car parking spaces are required according to the Havant Borough Parking Standards SPD. There is sufficient space on site to accommodate 3 car parking spaces, to accord with the SPD.

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/21/01263

- 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

Block Plan

Proposed Plans and Elevations - 2110-1908

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.