

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comment

Councillor Gary Robinson

No comment

Councillor Mark Inkster

No comment

Developer Services, Southern Water

No comment 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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
No comments received	

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 This proposal comprises a single storey rear extension and conversion of the existing side outbuilding following the demolition of the existing rear conservatory. A side extension forming a porch is also proposed to the side elevation to the front of the outbuilding which would have dimensions of approximately 1.6 metres depth and 1.6 metres width. The proposed rear extension would not run parallel to the rear wall of the host dwelling due to the shape of the plot, however the rear facade would come approximately level with those of the neighbouring properties. The extension would have a flat roof with a height of approximately 2.9 metres and would have a width spanning almost the entire width of the plot. The rear extension would feature bi-fold doors to the rear elevation with two rooflights above and this space would create a living area. The converted outbuilding would create a utility and w/c and shower room with a rooflight serving the w/c and front elevation windows serving the utility room and porch which would have a new door access to the side. There would be an internal doorway between the side utility room and the main property.
- 7.4 The extensions would result in a raised height from existing however with the extension works located predominantly to the rear of the property, this would not be highly visible from the public realm. Whilst the extension to the rear is not of a traditional shape, this is deemed to be in keeping with the layout of the plot. The scale of the extensions are not deemed to be excessive in scale when contrasted with the host dwelling. The side element would remain set back behind the front facade and, set at single storey level would be subservient in appearance to the main property. Materials proposed would also be in keeping and matching the existing 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). 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 To the south of the application site is no 30 Newbarn Road. The extension would not project beyond the rear of the attached garage at no 30 and therefore the proposal is not deemed to result in any harmful impact on amenity.
- 7.7 To the north of the application is no 34 Newbarn Road. No 34 has been extended at single storey level to the rear and this steps in close to the shared side boundary due to the shape of the plot. The extension would project any further than the existing conservatory does and whilst it would be slightly closer to this side boundary, is not judged to result in any harmful overshadowing or overbearing impact on no 34. The porch and raised side roof similarly is not considered to result in harm to neighbour amenity.
- 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). It is noted 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00998

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:

PL100 P03 Proposed floor plans
PL200 P03 Proposed elevations
PL001 P01 Location plan

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.