

Recommendation: **GRANT PERMISSION**

E1* (High quality design)

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

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

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
- (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 This proposal comprises a two storey rear extension and single storey side extension. The proposed two storey rear extension would include comprise of sections-a glazed two storey extension would come level with the rear wall of the existing dining room and would allow for the stairwell to be moved towards the rear of the property. This would have a pitched roof with full glazing to the rear elevation and rooflights . To the north side of this would be the next section of two storey extension which would project out by a further 1.4 metres with a width of 4.75 metres . The extension would have a pitched roof with the roof slope running alongside the existing cat slide roof slope to the side elevation. This would allow for a larger living space at ground floor level with a window to the rear elevation and at first floor level a new bedroom 4 with the existing bedroom 4 altered to create a walk in wardrobe to serve the new bedroom 4 to the rear. Bedroom 4 would have a juliet balcony to the rear elevation. At ground floor level to the north elevation the existing ground floor side extension would be further extended towards the rear to create a boot room - the roof would overhang coming level with the rear elevation and this would be supported by a post. Two rooflights are also proposed to the rear roof slope. Proposed materials include tile hanging and brickwork to match existing. There would also be some alterations to fenestration.
- 7.4 This property has already been extended to a reasonable degree however the plot is deemed to be sizeable enough to accomodate the additions to the footprint. The proposed rear extension would mirror the existing two storey rear extension although the ridge would be slightly higher and depth projecting further out. Noting the existing extensions and surrounding pattern of development which comprises detached properties in larger plots, the proposed extensions are considered to be generally subservient in design and scale. The proposal would therefore comply with policies D1, D2 and D3 of the Emsworth Neighbourhood Plan.
- 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 2 Kingsey Avenue .The proposed extension would be located towards the other side of the host dwelling and is therefore unlikely to have any harmful impact to the amenity of this property.
- 7.7 To the north of the application site is no 4 Kingsey Avenue. The two storey extension would be set off the side boundary of no 2 by approximately 7 metres. No 4 has a bathroom window followed by a dining room window and a door serving the kitchen on this side elevation . The proposed extension would have the roof sloping away from the northern side and with the separation distance , the impact on the dining room window is considered to be acceptable in terms of outlook and light. There would be one additional window on this side elevation however this would be screened by the existing boundary treatment .
- 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.

(iv) Parking

- 7.9 There is parking space for at least 2 vehicles on site towards the front of the property and a garage providing one additional space. The proposal would not result in any additional bedrooms and would therefore not require any further on site parking allocation.

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/21/01159

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:

Location plan uploaded on the 25.11.2021
20.112/A Proposed front elevation
20.113/A Proposed rear elevation
20.114 Proposed north elevation
20.116/A Proposed block plan
20.109 Proposed ground floor plan
20.110 Proposed first floor plan
20.111 REV A Amended roof plan
20.115 REV A Amended south elevation

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.

