
Site Address:	14 Roedeer Close, Emsworth, PO10 7GP		
Proposal:	Single storey rear extension.		
Application No:	APP/21/01386	Expiry Date:	07/02/2022
Applicant:	Mr Mahoney		
Agent:	Mr Kirk	Case Officer:	Julie Terzoudis
	Manorwood		
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a modern, semi-detached two-storey dwelling located at 14 Roedeer Close, within Emsworth. A small, enclosed garden is set to the rear of the subject dwelling. Properties within the locality afford minimal front setbacks from the public highway and the surrounding streets are narrow with limited public parking.

2 Planning History

APP/14/00536 - Application for written approval that the development has been carried out in accordance with approved details for Planning Permissions 10/74014/000 (outline) and APP/11/01089., PERM,10/07/2014

3 Proposal

The application seeks planning permission for the construction of a single storey rear lean-to extension, and a new upper-level window to serve the existing en-suite. The extension would extend out to a depth of 3.0m, with an eaves height of 2.4m and a maximum height of 3.2m. The extension would be constructed with matching facing brick, under a metal effect membrane roof.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice guidance 2016
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2019

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

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: 7

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 is set to the rear of the dwelling and would be barely visible from Roedeer Close. It is therefore considered that no visual impacts would result from the proposed works to the existing character of the streetscene.

7.4 The proposed extension would be a minor addition to a compact two-storey dwelling, located within a relatively small garden plot. The extension would complement the existing finish on the host dwelling through proposed matching materials.

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 rear extension would be set upon the southern shared neighbouring boundary with No. 12 Roedeer Close. However, due to the low, single-storey nature of the extension, it is considered that no overshadowing or overlooking concerns would result to the neighbouring occupiers.
- 7.7 The proposed upper-level window to serve the existing en-suite would be set on the northern elevation and overlook an upper-level window on the neighbouring dwelling at No. 16. The proposed upper-level window is to be obscure glazed, therefore, no privacy concerns are raised.
- 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 was also noted that no neighbour objections were raised to the proposed development.

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/21/01386 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 and Block Plan Drw. No. 211125_R0_000
Existing Plans and Elevations Drw. No. 211125_R0_100
Proposed Plans and Elevations Drw. No. 211125_R0_200

All received 20 Dec 2021

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

