

Recommendation: **GRANT PERMISSION**

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

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

Arboriculturalist

No objection. No trees of significance affected by the proposal

Councillor Julie Thain-Smith

No comment

Councillor Lulu Bowerman

No comment

Councillor R Kennett

No comment

Southern Gas Network

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: 20

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) Trees

(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 with dimensions of approximately 5.5 metres maximum depth, stepping back in depth by approximately 50 cms to the rear. Half of the extension would have a monopitched roof, with the other half flat with an eaves height of 2.8 metres closest to the side boundary. The extension would have a width of approximately 5.5 metres. The extension would allow for the reconfiguration of the internal space to create an open plan living space featuring 2 windows to the rear elevation and bi-fold doors on the side elevation leading out into the garden. The extension would also feature 4 rooflights on the monopitched roof and a rooflight on the flat roof area.

7.4 Other elements of the proposal include a replacement window to the side (west) elevation serving the lounge, a door would replace the existing window on the side (east) elevation as this would become the utility room. The doors to the rear elevation would be replaced and the first floor side elevation window (east facing) on the flat roof rear extension would be replaced with a high level window. Proposed materials include both flint and timber cladding with render to the side wall to match the chimneys.

7.5 This extension would be located to the rear of the property and therefore would not be readily visible from the public realm. The scale of the extension itself is judged to be relatively modest and is deemed to be easily accommodated within the plot. This property has been extended by a fair degree over the years and this has been taken into consideration, despite this, the extension is not considered to result in an overdeveloped appearance. The design is of a contemporary style, with materials including cladding which don't feature on the main dwelling which is of brick construction, however this would not impact the streetscene and is judged to be acceptable. This is deemed to be compliant with policies D1, D2 and D3 of the Emsworth Neighbourhood Plan.

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). 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

7.7 To the east of the application site is no 28A Park Crescent. The proposed extension would be sited approximately 1.5 metres off the side boundary shared with no 28A and there is approximately 4.3 metres separation distance between the side elevations of

both properties. There is a detached garage at no 28A which is set back behind the rear elevation and the extension would extend part of the way adjacent to the garage. No 28A has 4 windows and a door on the west elevation, the rear windows serve a living room where there is also windows on the rear and east elevation serving this room. The proposed extension is not deemed to result in harmful overshadowing to no 28A - there is a reasonable set off distance and the living room would remain adequately lit. The proposed door to this side elevation is not deemed to result in unacceptable additional activity in close proximity to the neighbouring property and the first floor window would be high level, replacing an existing window which would reduce any existing overlooking in an easterly direction.

- 7.8 To the west of the application site is no 26 Park Crescent. The proposed extension would be located towards the other side of the plot and is not deemed to result in any harm to the amenity of this property.
- 7.9 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) Trees

- 7.10 The Council's arboricultural officer has been consulted on this proposal and has raised no concerns in connection to this proposal.

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/21/01054

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:

02 REV C Proposed plans block and location uploaded on the 07.10.2021
Design and Access statement uploaded on the 07.10.2021

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.