
Site Address:	13 Oaktree Drive, Emsworth, PO10 7UJ		
Proposal:	Single storey front and side extension.		
Application No:	APP/21/00950	Expiry Date:	07/10/2021
Applicant:	Mr S Ingram		
Agent:	Mr J Jay	Case Officer:	Julie Terzoudis
	The Planning Service		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

13 Oaktree Drive, Emsworth, PO10 7UJ

2 Planning History

APP/16/00839 - Prior notification for single storey development extending 4 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.4 metres and a maximum height of 3.4 metres.
, GPDC, 15/09/2016

3 Proposal

Single storey front and side extension.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

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

Councillor Lulu Bowerman

Councillor R Kennett

Developer Services, Southern Water

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

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 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

7.4 TO BE COMPLETED BY CASE OFFICER

7.5 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/21/00950

(A)

(B) for the following reasons/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:

EXISTING LOCATION AND BLOCK PLAN Drw. No. E001
EXISTING ELEVATIONS Drw. No. E002
EXISTING FLOORS AND ROOF PLANS Drw. No. E004

PROPOSED LOCATION AND BLOCK PLANS Drw. No. P001
PROPOSED NORTH & SOUTH ELEVATIONS Drw. No. P002
PROPOSED NORTH & SOUTH ELEVATIONS - DETAILED Drw. No. P003
PROPOSED EAST & WEST ELEVATIONS Drw. No. P004
PERSPECTIVE VIEWS Drw. No. P005
PROPOSED FLOORS AND ROOF PLANS Drw. No. P006
DESIGN AND ACCESS STATEMENT

All received 14 September 2021

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.