
Site Address:	4 Valetta Park, Emsworth, PO10 7HJ		
Proposal:	Single storey rear and side extension with car port to the front		
Application No:	APP/21/00617	Expiry Date:	06/08/2021
Applicant:	Ms Campbell		
Agent:	Mrs Hawkins	Case Officer:	Graham Speller
	Thorns Young Architectural		
Ward:	Emsworth		
Site Visit Date:	01/07/2021		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the eastern side of Valetta Park and is occupied by a gable ended detached single storey bungalow.
- 1.2 The area comprises a mix of bungalows and two storey houses of varying designs. It is noted that the property adjoining to the south used to be a bungalow but is now a two storey house.

2 Planning History

APP/21/00301 - Proposed rear dormer with Juliette balcony, single storey side and rear extension; cladding to elevations, REF,27/05/2021

The reason for refusal was:

The proposed rear dormer window and Juliet balcony by reason of its siting, design and scale, would appear as incongruous and prominent addition which would dominate the host dwelling, detrimental to the character of the locality and the visual amenities of the street scene. As such, the proposal is contrary to Policy CS16 of the Core Strategy 2011 and the adopted Design Guide 2011.

APP/21/00619 - Application for certificate of lawfulness relating to loft conversion to existing bungalow., Under consideration.

3 Proposal

- 3.1 Single storey rear and side extension with car port to the front.
- 3.2 The plans were amended during the course of its consideration in that they showed a new rear dormer which is subject to a separate application for a Lawful Development Certificate. Whilst the plans clearly indicated that this element was considered to be permitted development and not forming part of the application, this has now been removed from the plans to avoid confusion in the future. It was not considered necessary to reconsult neighbours.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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 As noted above, the proposed rear dormer window that was previously refused is not part of this application and will be considered separately under a lawful development certificate to ascertain whether it is permitted development or not.
- 7.4 It is intended to remove the existing attached garage and erect a car port which would project slightly in front of the existing dwelling, however, it would not be so prominent as to result in any adverse impact on the visual amenities of the street scene.
- 7.5 The side and rear extension would effectively replace existing structures and would not adversely affect the character of the area.
- 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 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, the character of the area and the visual amenities of the street scene 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/21/00617 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:

5081.21.CC - LOCATION PLAN

5081.21.CC - PROPOSED BLOCK PLAN

5081.21.2 Rev D - PROPOSED FLOOR PLANS & ELEVATIONS

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.