
Site Address:	2 Gravel Pit Cottage, Emsworth Common Road, Havant, PO9 2PB		
Proposal:	Single storey rear extension to replace existing conservatory and front roof canopy to entrance		
Application No:	APP/16/00702	Expiry Date:	02/09/2016
Applicant:	Mr & Mrs Ison		
Agent:	Mr Farrer	Case Officer:	Harriet Pitney
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the northern side of Emsworth Common Road and comprises a part two storey, part single storey, semi detached dwelling with elevations of brick construction and a concrete tiled pitched roof.

The site is relatively level to the southern part of the application site, albeit declines to the northern section of the rear garden. The rear garden is laid to lawn and enclosed by a timber close boarded fence approximately 2 metres in height.

The property benefits from open vehicular access to the front driveway providing adequate offroad parking provision for approximately 3 vehicles.

The area is located in a predominantly woodland area with a high level of tree screening and shrubbery particularly to the front and side boundary (east) of the property screening the application site from the public realm. The property to the west of the application site is of a similar age and design to the application site.

2 Planning History

None relevant

3 Proposal

This application is for the erection of a single storey rear extension to replace the existing conservatory measuring 3 metres in depth, 4 metres in width and 3.8 metres in height and a front roof canopy to the main entrance.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required for this application.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations 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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered to be acceptable in principle subject to the usual development control criteria.

(ii) Impact upon the streetscene

The only aspect of the proposal that would be partially visible from the public realm is the front roof canopy to the main entrance. As detailed above, the property is located in a predominantly woodland area with a high level of screening from the public realm. On this basis, it is not considered that the addition of a front roof canopy would have any significant impact visually on the character and appearance of the area.

The development is considered to be of an appropriate scale and design which respects the existing built form of the original dwelling and it is therefore considered that the development as proposed would accord with the principles and objectives of Policy CS16 of Havant Borough Councils Core Strategy, 2011.

The single storey rear extension would not be visible from the public realm and would therefore not result in any detrimental impact on the character and appearance of the area.

(iii) Impact upon residential amenity

The property currently benefits from a single storey conservatory to the rear and the adjoining neighbour to the west also has a single storey rear addition which extends approximately 3.5 metres beyond the existing single storey conservatory at 2 Gravel Pit Cottage. On this basis, it is not considered that the demolition of the existing conservatory and the erection of a single storey rear extension would cause unacceptable harm to the amenity of the neighbours through loss of privacy, outlook or overlooking. It is also important to note that the size and scale of the proposed rear extension could be constructed under the Permitted Development Criteria without the need for planning permission.

The existing boundary treatment to the rear currently comprises a timber close boarded fence approximately 2 metres in height enclosing the application site and screening the property from the public realm.

The addition of the front roof canopy is located a significant distance from the adjacent neighbour to the west and on this basis, it is considered that the development as proposed is unlikely to result in any negligible impact on neighbour amenity and therefore accords with Policy CS16 of Havant Borough Councils Core Strategy, 2011.

No representation letters have been received in relation to this application.

8 Conclusion

The proposal is considered to be acceptable and in accordance with Policy CS16 of Havant Borough Councils Core Strategy, 2011. The scheme is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00702 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan (Drg No: P_03 A)- received 8th July 2016
Block plan (Drg No: P_03 A)- received 8th July 2016
Existing elevations (Drg No: EX_02)- received 8th July 2016
Existing ground/first floor plan (Drg No: EX_01)- received 8th July 2016
Proposed elevations (Drg No: P_02 A)- received 8th July 2016
Proposed ground floor plan (Drg No: P_01 B)- received 8th July 2016

Reason: - To ensure provision of a satisfactory development.