
Site Address:	29 Far Meadow Way, Emsworth, PO10 7PA		
Proposal:	Erection of single storey front extension.		
Application No:	APP/21/00502	Expiry Date:	28/06/2021
Applicant:	Mr Mark Potter		
Agent:	Mr James Potter	Case Officer:	Selina Donophy
	James Potter Associates		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located on the south west corner of Far Meadow Way, Emsworth. This property is of brick construction with a pitched roof and features a porch on posts. Towards the front is a detached double garage and driveway which forms an open boundary to the road. The property is partially screened from the road due to a tree towards the front and hedging to the side.

2 Planning History

None relevant

3 Proposal

Erection of single storey front 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)

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)
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

Councillor Julie Thain-Smith
No comment

Councillor Lulu Bowerman
No comment

Councillor R Kennett
No comment

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

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) Parking

- (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, flat roofed extension to the front of the property which would project beyond the front entrance and round to the side, forming an L shape. The extension would project forward of the front entrance by approximately 2.4 metres forming a porch and shower room- it would then project to the side by approximately 9.6 metres in depth with a width of 5.4 metres and a height of 3 metres. This space would create a snug area and an office and internal garage in the space which was previously a double garage. The extension would have two windows to the side serving the dining room and office, with the garage served by a garage door . The extension would have a flat roof with a parapet design with proposed materials including dark grey and off white render to the elevations . Towards the rear of the site would be an extension forming a parapet roof with a raised platform and pergola alongside alterations to the rear fenestration. Other alterations include the removal of the door to the east elevation and the addition of a high level window to the west elevation and alterations to fenestration.
- 7.4 The proposed extension would be fairly generous in terms of scale, although it is noted that additional floorspace would not be greatly increased due to the demolition of the existing double garage. Whilst the flat roof design is not encouraged , as specified in the Havant Borough Design Guide, in this case the extension would be sited in a corner of the street which is not widely visible in the streetscene. The proposed materials, whilst not matching the main dwelling, are deemed to be acceptable in this instance due to the non prominent siting within the streetscene.
- 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) and policies D1 , D2 and D3 in the Emsworth Neighbourhood Plan. 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 To the east of the application site is no 27 Far Meadow Way. The main extent of the proposed extension would be sited away from no 27 and with the windows not allowing any direct views into properties, is not deemed to result in any harmful impact to the amenity of this property.
- 7.7 To the west of the application site is no 84 Far Meadow Way which is accessed from the west of the property. No 84 has a separate double garage located adjacent to the double garage at no 29. The proposed extension would run alongside the shared side boundary , filling the space currently between the garage and the property. There would be an additional window proposed to this side elevation serving the lounge, however this would be set at high level and is not judged to result in harmful overlooking.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.9 This proposal would result in the loss of one parking space in the garage , retaining one internal parking space within the extension. This proposal would not result in any additional bedrooms so this would remain as it is. Whilst a parking plan has not been provided for this application, there would be space to park two vehicles on the hardstanding at the front of the property and therefore parking allocation is deemed to be acceptable.

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/21/00502 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:

21020-PL-005 REV A Amended proposed elevations uploaded on the 02.08.2021

21020-PL-002 Existing and proposed ground floor plans uploaded on the 19.05.2021

21020-PL-003 Existing and proposed first floor plans uploaded on the 19.05.2021

21020-PL-001 Location and block plan uploaded on the 19.05.2021

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.