
Site Address:	18 Brent Court, Emsworth, PO10 7JA		
Proposal:	Single storey side and garage extension.		
Application No:	APP/16/00023	Expiry Date:	09/03/2016
Applicant:	Mr Tierney	Team:	Team 2
Agent:	Mr Power	Case Officer:	Emma Chisnall
	Thorns Young Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

18 Brent Court is a large detached dwelling located at the end of a cul de sac and is constructed of brown brick walls with a concrete tiled roof. The dwelling is on level ground and is hard-surfaced to the front with gravel for the provision of parking two cars and there is also a garage. To the rear and west elevation of the dwelling the amenity space is moderate in size and is used as lawn with a small area hard-surfaced along the west elevation. The boundary around the curtilage is made up of 1.8m fencing and the dwelling shares a boundary with three two storey flats to the west.

2 Planning History

None

3 Proposal

Single storey side and garage extension.

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
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Council Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

Arboriculturalist Comment:

Following our visit to the site the TPO'd Oaks in the neighbours front garden should

not be impacted by the proposed development. Nor are there any tree's of TPO quality that will be affected by the extension.

Ecologist Comment:

It is noted that the dwelling is located within 50m of a Protected and Notable Species of Pipistrelle, Common Sea-Lavender, Townsend's Cord-grass, Soprano Pipistrelle, Stag Beetle.

Comment: An informative will be included with the report to make the applicant aware of the potential impact to the above species. It is considered that the development should not harm the species due to the size of the development and the location.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment: Concerns raised over the proposal causing a loss of visual amenity, being over-bearing, in close proximity to boundary and leading to a loss of light.

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 character of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposal will include extending the garage and building a utility room to the west elevation.

(ii) Impact upon the character of the area

The proposed extension will be built in matching materials to that of the existing and therefore it is considered that the proposal should look in keeping with the existing dwelling. The proposed works would take place to the rear and side of the dwelling which would make it only partially viewable from the streetscene so is not considered to cause any harm to the visual appearance of the existing dwelling. The position of the dwelling is within a cul de sac and due to the screening in place and position of the development it is not considered that there would be a significant impact caused to the character of the area. The development can therefore be considered acceptable for proposal.

(iii) Impact upon residential amenity

Concern has been raised over the size and impact caused by the proposed garage extension to the viewpoint from the neighbouring flats. In order to reduce the bulk of the development and improve the visual appearance the plans have been amended that reduce the height of the extension and propose a lean-to roof instead of a gable. The proposed extension to the garage is minor in size (1.5m wide) and with the proposed lower lean to roof it is considered that the plans offer an improvement on reducing the bulk and impact caused to the visual amenity of the neighbouring dwellings. The new size of the proposed design is considered acceptable development.

Windows are proposed to be installed to the side of the development along the western elevation. The distance between the proposed works and the neighbouring dwellings is 11.1m which is considered an acceptable distance to ensure that the neighbouring dwellings do not suffer from being over-looked or suffer a loss of privacy from the proposed works. The development is single storey and with the screening in place it is considered that this would not cause additional harm.

It is considered that the proposed works would not contribute to any further loss of amenity space to the neighbouring dwellings at No 19, 12 and No 17. the proposed works are considered acceptable development.

8 Conclusion

It is considered that No 18 Brent Court has the amenity space available to build the proposed works whilst protecting the character of the area and the amenity of the neighbouring dwellings. It can therefore be considered acceptable as it accords with the general principles and objectives of the adopted Core Strategy policy CS16.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00023 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 Compulsary 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:

Existing and Proposed Elevations: Drawing No 8270.15.2C
Existing and Proposed Ground and First Floor Plans Including Section

Drawing: Drawing No 8270.15.1

Reason: - To ensure provision of a satisfactory development.