
Site Address:	561 Southleigh Road, Emsworth, PO10 7TE		
Proposal:	Two storey/ single storey side and single storey rear extensions.		
Application No:	APP/16/00131	Expiry Date:	07/04/2016
Applicant:	Ms H O'Doherty	Team:	Team 2
Agent:	Mr A Brown	Case Officer:	Emma Chisnall
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

561 Southleigh Road is a semi-detached dwelling constructed of red brick walls to the front and a darker brick along the side (east) elevation. The dwelling has original features present and the roof is pitched with a concrete tile material. The front amenity space is adequate in size and has a small area of lawn towards the south boundary with the rest being hard-surfaced along the front of the dwelling and part of the east elevation. In total the dwelling has a provision to park approx 3 cars on site. The boundary around the dwelling is mainly hedging approx 2m high and the amenity space to the rear is lawn.

2 Planning History

None

3 Proposal

Two storey/ single storey side and single storey rear extensions.

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

Havant Borough Residential Parking and Cycle Provision SPD March 2010

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

5 Statutory and Non Statutory Consultations

None

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: 3

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) 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 proposed side and rear extension will allow an integrated garage and utility room to be built to the side as well as extending an existing dining room and kitchen to the rear of the dwelling on ground floor level. On the first floor a study and bathroom is proposed to be built.

(ii) Impact upon the character of the area

Along Southleigh Road there are multiple examples of similar development which would help the proposal of No 561 look in keeping to the character of the streetscene and not out of place. Although No 559 (the attached neighbour) has not carried out a similar development it is considered that due to the size of the proposed extension being 2.7m wide that the development would not cause significant harm visually. The extension is subservient to the original dwelling, will be set lower than the existing eaves height and will leave an 0.7m distance between the east elevation and the boundary ensuring that the works do not appear over-bearing visually.

The materials proposed to be used will be matching to that of the existing which will help the extension look in-keeping to the existing dwelling and the character of the area.

(iii) Impact upon residential amenity

The proposed development would be set away from the boundary by 0.7m and the two storey extension would have a depth of 4.89m which does not stretch the full depth of the house. The proposed development along the east elevation does not involve the installation of any windows and along the west elevation of No 563 there

are also no existing windows. This would mean that there is no outlook to be affected at No 563 and would ensure that any privacy and amenity space is protected.

The rest of the proposed extension along the east elevation is at single storey which is the same as proposed to the rear. Due to the screening in place and the proposed hipping of the roof it should soften any impact from the proposed works on the neighbouring dwellings. The rear extension measures 3m deep and 3.4m in height which is considered acceptable development and should not lead to any negative impact caused to the neighbours at either side of No 561 due to the size and position of the development on the existing dwelling. There is also already an established rear extension in disrepair which will be demolished and replaced within the proposal which No 559 also has in place.

It is considered that No 2a Hollybank Lane would remain unaffected by the proposed development due to the distance of 13m between itself and No 561.

8 Conclusion

No 561 has adequate amenity space for the proposed side and rear extensions. The space available should ensure that there is no loss of amenity space to the immediate neighbours nor a negative impact on the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00131 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, Site and Location Plan, Existing and Proposed Ground and Floor Plan: Drawing No 561 Southleigh Road.DWG
Reason: - To ensure provision of a satisfactory development.