
Site Address:	599 Southleigh Road, Emsworth, PO10 7TE		
Proposal:	Proposed single storey rear extension following demolition of existing conservatory.		
Application No:	APP/15/01307	Expiry Date:	27/01/2016
Applicant:	Mr & Mrs Watson	Team:	Team 2
Agent:	Mr Lloyd	Case Officer:	Emma Chisnall
	Abracad Architects		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

599 Southleigh Road is a large semi-detached property made of red brick walls with a concrete tiled roof. The property is on level ground and has an existing conservatory to the rear which runs along the boundary shared with No 597 Southleigh Road. The amenity space to the rear of No 599 is adequate in size and is part hard-surfaced and part lawn. To the front of the property the amenity space is hard-surfaced and can accommodate the parking of potentially 3 cars.

No 599 have extended the roof of the property to the rear in the past which has been replicated by the neighbour at No 597. The boundaries around No 599 are high and consist of 2m hedging along the east elevation and staggered fencing along the west elevation which stretches approx 4m at 2m height and then drops to approx 1m high along the rest of the boundary.

2 Planning History

None

3 Proposal

Proposed single storey rear extension following demolition of existing conservatory. The proposed works will reflect the same depth as the existing conservatory.

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**

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Concern over distance between boundary and extension, property being devalued due to extension, noise/dust from construction and health impacts

Comment: The value of property is not a planning consideration and would not be something considered in this report. Construction noise and dust is a temporary consideration and whilst health impacts are a material consideration it is not considered that the impact of construction for this relatively modest development would constitute a justifiable reason for refusal.

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 works will replace an existing conservatory and provide space for a dining/living room.

(ii) Impact upon the character of the area

The proposed works will be positioned to the rear of the property and will not be viewable from the streetscene. Due to this it is not considered that the proposed works would detract from the wider character of the area nor the property itself. The proposed materials are considered appropriate to the development.

(iii) Impact upon residential amenity

The proposed works will reduce the overall height of the existing conservatory and the amount of windows already established. Neighbours either side of No 599 have not

raised concerns over the proposed works and it is not considered the proposal will reduce amenity to these neighbours.

No 597 is the attached property to No 599 and it is considered that the proposed works would not cause over-looking or a loss of privacy to No 597. The proposal will reflect the existing size and position of the existing conservatory but will be flat-roofed and brick instead of glass. The proposed works will be set off the boundary line which will help the proposed works appear less over-bearing. It is considered that this would be an improvement to ensure privacy is maintained between neighbours and would not lead to a significant loss of light or any over-looking.

No 601 Southleigh Road will look onto the east elevation of No 599 and the existing windows will be reduced to one proposed on the new extension. Due to current conservatory there is already an established element of over-looking and it is not considered that the new proposed window would contribute to this further. The additional window would be positioned at single storey on the east elevation and due to the distance between the properties and the screening in place from the hedge, it is not considered this would lead to a loss of amenity space to No 601.

9 Nursery Close has raised concern over the distance between the proposed extension and the rear of her property. The proposed works are to replace an existing conservatory to the same size and dimensions. As there is an existing development in place it is not considered that the new proposal would create an additional loss of amenity to No 9 and that there would still be adequate distance between the properties in excess of 30m. Due to this the proposal is considered acceptable.

8 Conclusion

No 599 Southleigh Road has adequate space for the proposed extension. The space available should ensure that there is no significant loss of amenity 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 adopted 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/15/01307 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 unless otherwise specified in the approved details.
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 OS licence No. 100041040
Proposed Site Plan, Elevations and Ground Floor Plan: Drawing No WAT/15/02
Existing Site Plan, Elevations and Ground Floor Plan: Drawing No WAT/15/01
Reason: To ensure provision of a satisfactory development.