
Site Address:	116 Victoria Road, Emsworth, PO10 7NL		
Proposal:	Two storey rear extension and front porch.		
Application No:	APP/16/00840	Expiry Date:	21/10/2016
Applicant:	Mr J Biggs		
Agent:	Mr J Andrews	Case Officer:	Emma Chisnall
	JHA Designs		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

116 Victoria Road is a large semi-detached dwelling located on level ground and positioned on a bend within Victoria Road. The dwelling is constructed of white render walls with a concrete tiled roof and has a moderate amenity space to the front which is part lawn and part hard-surfacing for the provision of parking two cars. The curtilage boundary is constructed of low timber fencing approximately 0.6m high. To the rear the amenity space is adequate in size and is used as garden space which is surrounded by a part 1.8m timber fencing and part hedge curtilage boundary.

2 Planning History

None

3 Proposal

Two storey rear extension and front porch.

4 Policy Considerations

National Planning Policy Framework 2012

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 Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

Estates Manager Comment:

No adverse comment in regards to the application.

Southern Water Comment:

Informative requested in relation to connection to the public foul or surface water sewer. Advice in relation to surface water drainage and that the site lies within the Source Protection Zone.

Officer Comment: An informative will be included with the decision referencing Southern Waters requirements.

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: 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 development is therefore considered acceptable subject to planning conditions.

(ii) Impact upon the character of the area

Along Victoria Road there are examples of similar style developments positioned to the rear so it is therefore felt that the works proposed to No 116 would not look out of place nor detract significant character from the area. No 116 is positioned on a bend and therefore even though the works are positioned to the rear and are mostly hidden from the public realm the development would still be partially viewable from the streetscene. However as the dwelling is set back in its plot at an angle and there is adequate screening provided from the timber fencing the proposed extension is considered to have a limited and acceptable visual impact.

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). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality

(iii) Impact upon residential amenity

The development is proposed to be set away from both shared boundaries and will have a hipped roof in order to reduce the visual outlook of the development and ensure it does not appear bulky nor obtrusive to the neighbouring dwellings. Due to the position of the works on No 116 it is felt that light levels should not be impacted and that the development should not create nor cause shading or over-shadowing to the neighbouring dwellings.

The windows proposed at first and ground floor level for the bathrooms are proposed to be fitted with obscure glazing which will ensure the neighbouring dwelling to the north is not over-looked and that privacy levels are maintained. This will be conditioned as part of the decision. The additional first floor window along the north elevation will be used for a landing and as such will not be required to be installed with obscure glazing due to its use and it's limited potential to cause over-looking. It is also considered that the development is positioned to be adequately away from the neighbouring dwelling which would ensure that privacy levels are maintained. The window proposed along the south elevation is proposed to be at high level which coupled with the screening in place from the shared boundary would ensure that over-looking would not be able to take place from this room.

The proposed porch is not considered to impact any neighbouring amenity and can therefore be considered acceptable.

Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have a 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.

8 Conclusion

116 Victoria Road has adequate amenity space for the proposed two storey rear extension and front porch. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to 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 Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00840 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / building hereby permitted the windows in the first and ground floor bathroom on the north west elevation facing No 118 shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Ordnance Survey Received 11.08.16
Site Plan Showing Proposed Works Received 26.08.16
Existing Ground and First Floor Plan: Drawing No 1357-1
Proposed Ground and First Floor Plan: Drawing No 1357-2A
Rear and Side Elevations of Extension Plan: Drawing No 1357-3
Side and Front Elevations of Porch Plan: Drawing No 1357-4A
Section Plan: Drawing No 1357-5
Existing Elevations Plan: Drawing No 1357-6

Reason: - To ensure provision of a satisfactory development.