
Site Address:	24 Nore Crescent, Emsworth, PO10 7NB		
Proposal:	Single storey rear and side extension.		
Application No:	APP/16/00558	Expiry Date:	21/07/2016
Applicant:	Mr Heartfield		
Agent:	MF Designs Ltd	Case Officer:	Emma Chisnall
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

24 Nore Crescent is a link detached bungalow with a single storey rear extension which partly wraps around the side of the dwelling. No 24 is located on level ground and is constructed of part brown brick, render and UPVC materials with a hipped roof constructed of concrete tiles. The amenity space to the front of the dwelling is moderate in size and is hard-surfaced for the provision of parking two/three cars. The boundary around the front side of the dwelling is part low brick wall at 0.5m high and partly open. The boundary increases in height from approx half way along the length of the house and is 2m fencing around the curtilage boundary. The rear amenity space is substantial in size and is mostly lawn with part hard-surfacing in place along the rear elevation.

2 Planning History

APP/11/01876 - Single storey rear extension, rear conservatory and new front porch. ,
PERM,09/02/2012

3 Proposal

Single storey rear and side 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 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: 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.

(ii) Impact upon the character of the area

The proposed extensions to No 43 are considered to be of a domestic scale and of sound design which would appear subservient to the original dwelling. The works are also proposed to be built in matching materials to that of the existing and it is from these measures that it is considered the development should appear in keeping with the existing No 43 and not detract from the character of the dwelling within the streetscene streetscene.

The proposed changes to No 24 will include the demolition of the existing wrap-around extension and building a rear extension in its place with a side extension to compensate for the loss of the utility room. The proposed works would therefore mostly be hidden from the public view. The extension to the side has potential to be visual from the streetscene but as this will be set away from the front elevation, the side boundary and would be screened partially by the fencing in place; it is considered that on balance its presence should not have a significant impact visually and should not appear over-bulky or obtrusive.

(iii) Impact upon residential amenity

It is considered that the curtilage of No 24 can accommodate the proposed works and that the dwelling to the south of No 24 should remain mostly unaffected by the proposed works, as the rear extension would be set away from the existing south elevation. As the works are single storey in height and would be set away from the boundary, coupled with the screening in place from the fencing it is considered that the proposed works should not cause significant over-looking or contribute to a loss of

privacy to this dwelling nor cause significant shading or an impact to light levels.

It is acknowledged that the proposed side extension would bring the north elevation closer to the shared boundary with the dwelling to the north (No 22) and could have the potential to cause an impact. No objections have been received from the neighbouring dwelling regarding the development and following a site visit it was considered that on balance the extension should not appear substantially over-bearing as it would be set away from the boundary and have adequate screening in place which should soften the visual appearance of the development. Between No 24 and 22 there is a driveway in place which creates distance between the two dwellings and it is considered that with this and the above measures taken within the design (as well as the roof being proposed to be hipped) that on balance the impact caused is reduced significantly enough for the development to be considered acceptable.

A new window and door is proposed along the north side extension for a utility room which is not considered to be a primary room and should therefore not be in constant use. The screening in place is considered adequate and although it is noted the elevation is set closer to the shared boundary, it would remain away from the boundary and due to the distance between the two dwellings it is considered the proposed window and door should not cause significant harm.

It is considered that the proposed dining room window and rooflight would be set adequately away from the boundary and/or be high enough in the elevation to not cause significant over-looking nor a loss of amenity. The development can therefore be considered acceptable.

8 Conclusion

24 Nore Crescent has adequate amenity space for the proposed rear and side extension. 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/16/00558 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:
Proposed Ground Floor and Elevations Plan: Drawing No P_01 B
Existing Ground Floor and Elevations Plan: Drawing No EX_01
Proposed Section, Block and Location Plan: Drawing No P_02
Reason: - To ensure provision of a satisfactory development.