
Site Address:	607 Southleigh Road, Emsworth, PO10 7TE		
Proposal:	Two storey and single storey rear extensions and alteration of existing porch.		
Application No:	APP/16/00054	Expiry Date:	16/03/2016
Applicant:	Mr Saigeman	Team:	Team 2
Agent:	Mr Wyatt	Case Officer:	Bee Crawford
	Wyatt Design and Build		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style detached property with a brown tiled pitched and hipped roof and elevations of red multibrick and white render. The site is level with open vehicular access with block paving and an area of grass enclosed by hedging to the eastern and western boundaries and a 1 metre high wall to the front boundary. The rear garden has a depth in excess of 30 metres and is mainly laid to lawn with a patio area and shed, enclosed by a 1.6 metre high wall and fencing to all boundaries.
- 1.2 Two storey detached properties are to the east and west, the rear gardens of properties in Nursery Close are to the north and a detached bungalow is opposite. The surrounding area is of medium density consisting of a mixture of two storey detached, semi-detached and terraced properties and detached bungalows of individual and similar design, style and age range.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of two storey and single storey rear extensions, alterations to the porch extending the new canopy over the existing front bay window. Amended plans for the proposal were submitted 18/02/16.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer

No objection. I would suggest that to conform to the HBC parking standards, three car parking spaces should be provided and retained on site.

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: 10

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) Appropriateness of design and impact on the streetscene
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design and impact on the streetscene _

7.3 The proposal is to the rear and the front of the dwelling and part of it would be visible from the public realm, although the property is approximately 12 metres from the highway. Following Officer concerns regarding the original proposed 5.4 metre depth of the two storey element, amended plans were submitted reducing this depth by approximately 1.7 metres to 3.7 metres. The new plans also proposed a single storey rear extension as an alternative to the conservatory. It is considered that the proposal is acceptable and would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

45 degree test, acceptable loss of outlook

- 7.4 The proposed rear extensions would project a total of 5.8 metres beyond the original wall of the existing dwellinghouse, consisting of 3.7 metres at two storey and 2.1 metres at single storey. Consequently, as the combined depth of the existing single storey rear extension and conservatory is 4.9 metres, the actual footprint of the property will only be increased by approximately 1 metre. Whilst the extension would be sizeable, it follows the line of the existing ridge and would be a continuation of the current house flanking the eastern boundary with the neighbouring property at number 609 Southleigh Road roughly 1.5 metres away. There is a gap of approximately 1.4 metres to the western boundary and the property at 605 Southleigh Road, which benefits from a similar type of addition.
- 7.5 There is one new first floor side windows in the eastern elevation of the proposal, although the outlook is a blank wall and it is deemed there is not a requirement for this window to be obscure glazed in this instance. There are windows at first floor to the western elevation of the proposal, however they have been conditioned to protect the privacy of the neighbours at number 605 Southleigh Road. The design of the roof is hipped and pitches away from the neighbouring properties which would lessen the impact of the development being overbearing. The back elevation of the proposal would be in excess of 25 metres from the rear boundary of the application site, and the properties to the rear are considered to be a sufficient distance away for any impact to be negligible. There are no new windows in the single storey rear extension and it is judged the side windows in the new porch would have minimal impact on the neighbouring properties.
- 7.6 The original plans for the extension were considered to lead to a loss of light and overbearing impact to the neighbouring property at number 609 Southleigh Road due to the proposed depth of the two storey element being 5.4 metres. Amended plans were subsequently submitted which reduced the depth of the extension at first floor level by 1.7 metres from the rear of the property. A 45 degree angle test was carried out and whilst there would be some bearing, the degree of impact is not considered so great as to constitute a defensible reason for refusal.
- 7.7 It is therefore considered that the proposal is unlikely to appear overbearing or lead to harmful overlooking and the impact would be deemed to be acceptable on the properties immediately adjacent to, opposite and to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received for the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00054 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the west elevation facing 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 car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Drg No P/S/02.0 dated 18/01/2016	Existing elevations plan
Drg No P/S/03.1 dated 13/02/2016	Proposed elevations plan
Drg No P/S/04.1 dated 13/2/2016	Proposed floor and roof plans
Drg No P/S/05.0 dated 18/01/2016	Location plan, existing floor and block plans
Drg No P/S/05.1 dated 13/02/2016	Proposed block plan
Drg No P/S/08.0 dated 20/01/2016	Proposed parking plan

Reason: - To ensure provision of a satisfactory development.