
Site Address:	48 Beacon Square, Emsworth, PO10 7HU		
Proposal:	Single storey side extension.		
Application No:	APP/16/00553	Expiry Date:	20/07/2016
Applicant:	Mr & Mrs Thompson		
Agent:	MF Designs Ltd	Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached property and attached double garage, situated on the corner of Beacon Square and Esmond Close. It has a brown tiled pitched and hipped roof and elevations of red multibrick and tile hanging to part of the first floor. There is open vehicular access to the front with a block paved drive and parking area. The garden area to the front, side and rear is mainly laid to lawn with patio areas, mature shrubs and a shed. The site is enclosed by a dwarf wall and 2 metre high hedge to the eastern, southern and part of the western boundary and a 1.6 metre high fence and shrubs to the remaining boundaries.
- 1.2 Detached two storey properties are adjacent to and opposite the site in an area of low to medium density consisting of mainly two storey detached properties of similar and different age, style and design.

2 Planning History

01/66938/000 - Construction of first floor extension above existing rear projection, permitted 08/02/2002.

3 Proposal

- 3.1 The proposal is for the construction of a single storey side extension to the eastern elevation.

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

County Archaeologist

When this housing estate was being built a local archaeologist observed evidence of a Saxon occupation site, and specifically some of that evidence was within the building plot of number 48. Saxon evidence is often slight and it is not frequently encountered and as a consequence this discovery is of some importance. Development in this area of even modest scale would merit the burden of an archaeological condition to ensure remains are recognised and recorded. However I am very much aware in this case that the development proposal is less than modest and is in fact very small and I hesitate to suggest that it would merit the burden of an archaeological condition. Therefore whilst I would not suggest the imposition of an archaeological condition I would be grateful if you could draw this consultation response to the attention of the applicant with my contact details and if during the course of the works they do recognise any artefacts perhaps they would be so kind as to let me know.

NB: Informative recommended.

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: 8

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 the design and impact on the streetscene
- (iii) Effect on the 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 the design and impact on the streetscene

7.3 The application site is situated on a corner plot, therefore the proposal would be partially visible from the public realm, although the property benefits from good mature screening. The extension is of a modest nature, with a width of 1.65 metres and it does not protrude beyond the line of the existing rear elevation, retaining sufficient amenity space in the side and rear garden. 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 proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on the neighbouring properties

- 7.4 The proposal is to be situated on the eastern elevation of the property, and whilst this elevation of the addition has bi-fold doors, due to the setting of the house the extension projects away from the boundary with number 14 Esmond Close, the nearest point being 4 metres. The window in the rear elevation of the scheme is approximately 6 metres from the rear boundary and it is considered this would not result in any loss of privacy to the occupiers of the neighbouring property.
- 7.5 It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to, opposite or 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 with respect to 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 Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00553 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:

Drg No. EX_01	Existing floor plan
Drg No. EX_02A	Existing elevations plan
Drg No. P_01A	Proposed floor and elevations plan

Drg No. P_02

Location and proposed block plan

Reason: - To ensure provision of a satisfactory development.