
Site Address:	2 Seafields, Emsworth, PO10 7HT		
Proposal:	Single storey side extension and two storey rear extension.		
Application No:	APP/16/01125	Expiry Date:	26/12/2016
Applicant:	Mr & Mrs Mitchell		
Agent:	Mr Critchley	Case Officer:	Daphney Haywood
	Martin Critchley, Architect		
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey dwelling of traditional character and brick, paint and tile construction, located within a reasonably sized irregular plot on the western side of Seafields near the junction with Warblington Road. A car port linked to the dwelling and extending up to the boundary with 34 Warblington Road is located to the northern side of the dwelling house. The front garden is laid to lawn with a drive providing parking for 3 cars. The site has established boundary treatments comprising a mixture of fencing and planting. The area around the site is predominantly characterised by residential properties of a broadly similar design, scale and density.

2 Planning History

None relevant

3 Proposal

Single storey side extension and single/two storey rear extension. The single storey extension would replace the existing car port and provide a garage and utility area. The rear extension would be located in a similar location to the sun room to be demolished, extending slightly further to the rear by 0.870m and at single storey towards the boundary with 34 Warblington Road.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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

Havant Borough Local Plan (Allocations) July 2014

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

5 **Statutory and Non Statutory Consultations**

County Archaeologist

Thank you for your recent consultation. When the estate was first constructed evidence of Saxon occupation was found, some way to the south of 2 Seafields. However in view of the very small scale of the proposed development I would not raise any archaeological issues

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comment to this planning application

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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 character of the area
- (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 management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed works have been designed to compliment the existing dwelling, using matching materials and will not be prominent in the street scene. 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) Effect on neighbouring properties

- 7.4 The main impact relates to 34 Warblington Road and 4 Seafields. In respect to 34 Warblington Road this house has a short rear garden backing onto the side boundary with the application site and the dwelling has a number of windows in the rear elevation. The proposed garage and utility will introduce slightly more bulk along this boundary but not so great as to be unacceptably detrimental. The proposed first floor element of the rear extension would be set off this boundary by on average 5m, and as such is considered to achieve an acceptable relationship.
- 7.5 No 4 Seafields lies to the south and the proposed rear extension would be set off the boundary and at a depth of 3.57m would project approx.4m to the rear of No 4, which has a garage and a single storey extension with no side windows along this boundary, and the proposal will have limited impact .
- 7.6 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have 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

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area, and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01125

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 development hereby permitted shall be carried out in accordance with the following approved plans:
Location/Block plan 1656-101
Survey plans 1665-201
Survey elevations 1665-301
Proposed plans 1665-401 Rev D
Proposed elevations 1665-501 rev D
Roof plans 1665-402 Rev C
Reason: - To ensure provision of a satisfactory development.

- 3 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.