
Site Address:	589 Southleigh Road, Emsworth, PO10 7TE		
Proposal:	Demolition of existing conservatory and erection of single storey rear extension.		
Application No:	APP/16/01027	Expiry Date:	30/11/2016
Applicant:	Mr S Marriott		
Agent:		Case Officer:	Harriet Pitney
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi-detached, two storey dwelling, with elevations of brick construction (partially pebble dashed to the first floor and painted white on the ground floor) and a concrete tiled pitched roof.

The site is relatively level with open vehicular access to the front driveway which provides adequate offroad parking provision for approximately 2 vehicles. To the west of the property, there is a side path which provides access into the rear garden.

The rear garden is enclosed by a hedge to the west boundary (approximately 2.5 metres in height), a timber fence to the east boundary (approximately 2 metres in height) and a brick wall to the north boundary (approximately 2 metres in height). The property benefits from an existing conservatory which extends from the rear wall of the original dwellinghouse by approximately 3 metres and comprises a height of approximately 2.7 metres. The property also benefits from a front porch addition which has been erected in more recent years

The surrounding area is residential in nature with a medium density of dwellings adjacent to the site and to all boundary's of a similar age and design.

2 Planning History

96/61551/000 - Single storey rear extension, WD,29/04/1996

88/51640/000 - Single storey side and rear extension (as amended by plans received 8.9.88), UNK,21/09/1988

3 Proposal

This application is for the demolition of the existing conservatory and the erection of single storey rear extension measuring 3 metres in depth, 5.8 metres in width and 2.9 metres in height.

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

Not required for the purposes of this 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: 5

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 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 to be acceptable in principle subject to development management criteria.

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

7.3 The proposal is set away from the streetscene of Southleigh Road and as such will not have any significant impact visually on the character and appearance of the area. Notwithstanding the above, it is considered that the development is of an appropriate scale and design which respects the existing built form of the original dwelling.

The proposal is therefore considered to be acceptable, meeting the requirements of

Policy CS16 of the Havant Borough Local Plan (Core Strategy). It is considered that the scheme would not result in any adverse impact on the visual amenity of the surrounding locality.

(iii) Effect on neighbouring properties

- 7.4 When assessing the impact upon residential amenity, it is important to note that the application site currently benefits from a single storey rear addition which extends approximately 3 metres from the rear wall of the original dwellinghouse.

On this basis, any potential impact upon residential amenity can only be assessed in addition to the structures currently evident on site. Taking this into consideration, the proposed extension will not exceed the existing depth of 3 metres.

Whilst it is noted that the existing extension at 589 Southleigh Road does not currently extend the entire width of the existing dwelling, the increase in width is considered to be of a minor nature and it is considered that the proposed extension is unlikely to appear overbearing to the neighbouring property to the east or result in any loss of light or privacy as a result of the development. It is important to note that the applicant could erect an outbuilding under the PD criteria (subject to the criteria specified within Class E) at a height of 2.5 metres adjacent to the boundary. Taking this into consideration, the height of the proposed extension is approximately 2.9 metres and therefore the 0.3 increase in height is not considered to result in any unacceptable impact upon neighbour amenity. Furthermore, the neighbouring property to the east also benefits from a single storey conservatory to the rear and on this basis, by virtue of the proposed extension being single storey it is considered that the development is unlikely to appear overbearing to the adjacent neighbouring property. The neighbouring property to the west is well screened from the application site by a mature hedge which is approximately 2.5 metres in height and therefore the development would not result in any adverse impact upon residential amenity in respect of this property.

Consequently, it is considered that the proposal is unlikely to result in any negligible impact upon neighbour amenity and would appear to meet the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that no letters of objection 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 in accordance with Policy CS16 of Havant Borough Councils Local Plan (Core Strategy). The scheme is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01027 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan- received 5th October 2016

Proposed block plan- received 5th October 2016

Proposed elevations and ground floor layout plan- received 5th October 2016

Existing elevations and ground floor layout plan- received 5th October 2016

Reason: - To ensure provision of a satisfactory development.