
Site Address:	18A Park Crescent, Emsworth, PO10 7NT		
Proposal:	Single storey side extension.		
Application No:	APP/15/01174	Expiry Date:	10/12/2015
Applicant:	Mr Craig	Team:	Team 2
Agent:	Mr Farrer	Case Officer:	Emma Chisnall
	M F Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

18a Park Crescent is a large detached house set off from the main road with a gravel driveway and front garden space. The area is residential and to the west there is one other property which is similar in size, style and design to No 18a. There is amenity space to the front, side and rear of the dwelling which is open and screened by a 2m fence boundary to the east elevation.

The ground is level and parking is available onsite via a driveway and garage but there is also parking available on the road just outside the dwelling.

2 Planning History

None

3 Proposal

Single storey side extension. Dimensions 3.3m X 4.5m X 8.8m

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 Council Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

Southern Water Comment

No adverse comment regarding 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: 4

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. The extension will provide the applicant with a study, WC and utility area which will be attached to the side of the east elevation. One window is proposed to be installed in the side elevation serving the utility room there is also a rooflight on the flat roof.

(ii) Impact upon the character of the area

Park Crescent is a lane situated away from the main road ending in a cul de sac which contains the two dwellings 18 and 18a. Therefore the dwelling itself is not directly viewable from the main streetscene. The applicant has proposed to use the same materials for the extension that are already present on the dwelling house which will help the proposal look in keeping with the original dwelling. There is not much evidence of similar development along 18a Park Crescent but due to the small amount of dwellings this is not surprising. The proposal is small in size, will be located to the side of the dwelling and will be single storey. Therefore it is considered that the proposal would not create a negative impact on the character of the area.

(iii) Impact upon residential amenity

The extension is proposed to be attached to the east elevation of No 18a and will limit the distance between the proposed extension and the neighbouring boundary at 16 Markway Close. Between both properties is a 1.8m fence boundary with greenery which provides partial screening. Currently the west elevation of No 16 does not contain any windows or access doors which would ensure that both properties do not over-look one another. Due to the height of the proposed extension and the size and location of the windows it is not considered that the proposal for No 18a would cause any loss of privacy to No 16 Markway Close or cause any over-looking or loss of

amenity.

The dwelling at No 18 would not be impacted negatively by the proposed extension to No 18a and therefore can be considered acceptable development.

8 Conclusion

There is adequate amenity space within the curtilage of No 18a Park Crescent to accommodate the proposal and due to the size, position and design of the proposal it is considered acceptable for planning permission. It can therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01174

(A) 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:

Site Location and Block Plan: Drawing No P_03 B
Existing South, East, North and West Elevations Plan: Drawing No EX_02
Existing Ground Floor Plan: Drawing No EX_01
Proposed South, East, North Elevation with Proposed Section Plan: Drawing No P_02 A
Proposed Ground Floor and First Floor Plan: Drawing No P_01 A

Reason: - To ensure provision of a satisfactory development.