
Site Address:	40 Hollybank Lane, Emsworth, PO10 7UE		
Proposal:	Two storey front extension and rendering of facade.		
Application No:	APP/16/00354	Expiry Date:	01/06/2016
Applicant:	Mr Mason		
Agent:		Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1. 1 Site Description

- 1.1 The application site is a large two storey detached property situated on a generous plot. It has a brown tiled pitched and hipped roof and elevations of red multibrick and cream render at first floor. The site has a west east incline and the property is situated at a high level than the road. It is open to the front with a large area of tarmac, grass and shrubs. There is a 1.8 metre high fence and wall to the northern boundary, a 1.8 metre high fence reducing to 1 metre to the southern boundary and a 1.5 metre high wall and fence to the front (west).
- 1.2 A detached chalet dwelling is to the north, a two storey detached property is to the south at a slightly lower level and the entrance to Tudor Avenue and detached bungalows are opposite. There is a south north incline to this part of Hollybank Lane. The area is of low to medium density with a mixture of detached bungalows and two storey dwellings of similar and individual age, style and design.

2 Planning History

APP/11/01862 - Single storey side extension, permitted 06/02/2012.

3 Proposal

Two storey front extension and rendering of facade.

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 adverse comment.

Arboriculturalist

The Arboricultural information is considered acceptable and the submitted Arborsphere AMS and TPP must be adhered to. In addition to this the Arboricultural Consultant must be in attendance for supervision of the foundation excavation.

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: 6

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 situated within an urban area where further development is considered acceptable in principle subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposed two storey front extension would be visible from the public realm, although the property is situated in a varied street scene. There is adopted supplementary planning guidance in the form of the Borough Design Guide which advises that front extensions should not protrude too far forward from the main building or be prominent in the street. Two storey front extensions are therefore most appropriate where the property is set well back from the highway, maintaining a minimum distance of two metres from the boundaries with neighbouring properties. The front elevation of the proposed extension would be approximately 8 metres away from the highway and whilst it would result in a noticeable addition, it, together with the proposed new rendering which would update the facade of the property is considered to be appropriate in relation to the existing design and streetscene.

7.4 The proposal, together with the existing side and rear extension would result in a

substantial increase to the original footprint of the property, however it is considered that this can be comfortably accommodated within the extent of the site. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality

- 7.5 The number of bedrooms will increase from three to four, hence there would be a requirement for three on site parking spaces. However, it is considered there is existing sufficient parking on the site, therefore a condition would not be necessary in this instance. The design and appearance of the extension 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).

(iii) Effect on neighbouring properties

- 7.6 The property is situated on a generous plot with a width in excess of 13 metres. There are no windows in the northern elevation of the proposal and two small side windows in the southern elevation at ground and first floor. However, the distance to the southern boundary is approximately 8 metres and any potential overlooking would be to the front garden of the neighbouring property which is clearly visible from the highway and it is therefore considered any degree of overlooking would not be harmful. Whilst the property to the south sits at a slightly lower level than the application site, it is deemed the proposal is situated far enough away for any perception of overbearing to be negligible.
- 7.7 The property to the north is 2.3 metres away, with the southern elevation of the dwelling a further 7 metres from the northern boundary. It is judged any impact on the property to the north would be nominal. The properties opposite the site are in excess of 15 metres away. Consequently, it is deemed the scale of the development would be suitable and is unlikely to appear overbearing to the neighbouring properties.
- 7.8 It is therefore considered that the proposal would have negligible impact on the properties immediately adjacent to and opposite 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/16/00354 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 Arboricultural Consultant must be in attendance for supervision of the foundation excavation. The applicant shall give at least 10 days notice of the proposed start date for the approved works, to give the Local Planning Authority the opportunity to arrange supervision of these works as necessary.

Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.

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

Drg No. 2016/GM/01	Existing location and block plan
Drg No. 2016/GM/02	Existing ground floor plan
Drg No. 2016/GM/03	Existing first floor plan
Drg No. 2016/GM/04	Existing elevations plan
Drg No. 2016/GM/05	Proposed block plan
Drg No. 2016/GM/06	Proposed ground floor plan
Drg No. 2016/GM/07	Proposed first floor plan
Drg No. 2016/GM/08	Proposed elevations plan

AIA and Tree Protection Plan dated 3 June 2016

Reason: - To ensure provision of a satisfactory development.