
Site Address:	25 New Brighton Road, Emsworth, PO10 7PR		
Proposal:	Single storey rear extension and decking.		
Application No:	APP/16/00124	Expiry Date:	12/04/2016
Applicant:	Mrs J Critchell		
Agent:		Case Officer:	Emma Chisnall
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

25 New Brighton Road is a semi detached two storey dwelling constructed of a red brick wall with a concrete tiled hipped roof. To the rear of the dwelling there is a single storey extension which stretches across both dwellings (25 and 23) and is constructed of white painted brick with a shallow hipped roof. The dwelling is on sloping ground from east to west and is screened around the curtilage by a 2m high fence. To the front of the dwelling the ground is hard-surfaced for the provision of parking approx three cars and to the rear of the dwelling the amenity space is adequate in size and has existing decking measuring 3.3m deep by 5.9m wide with the rest of the space as lawn.

2 Planning History

None

3 Proposal

Single storey rear extension measuring 5.9m wide (same as existing) by 2.2m deep by 3.5m high with decking approx 0.4m high by 5.9m wide by 4.3m deep.

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

Arboriculturalist Comment:

The development is to the rear of the dwelling and the subject tree is to the front. Applicants have indicated that they will not store materials or plant near the tree. No Arb objections.

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) 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 proposed development would permit the existing dining room to be extended alongside a new decking area in the garden.

(ii) Impact upon the character of the area

The proposed works to the rear of the dwelling would be hidden from the public realm and therefore should not impact the character of the area visually from the streetscene. The proposed extension is small in size and would not extend past the existing side elevation which would help it look in proportion to the existing dwelling and not appear bulky or over-bearing.

There are examples of development to the rear of the dwellings along New Brighton Road and No 23 (adjoined neighbour) have themselves extended to the rear with a conservatory so the proposal to No 25 would not look out of keeping to other dwellings along the road.

Materials will be mostly matching to that of the existing dwelling apart from the roof tile which is a proposed Grey Zinc. It is considered this will not look out of place to what is existing and is therefore an acceptable material to use.

(iii) Impact upon residential amenity

The depth of the extension will be an extended 2.2m and be single storey with no windows proposed on either side elevation. This should ensure the privacy to No 23 and 27 is protected and that the development does not cause shading or a loss of light.

The decking height will be kept the same at 0.4m high and will include an enclosure. It is considered this development would not cause significant additional harm to the immediate neighbours due to the adequate screening in place from the fencing and hedging and the size of the proposed works. This should therefore ensure that amenity space is not impacted by over-looking or a loss of privacy.

It is therefore considered that the development is acceptable.

8 Conclusion

No 25 New Brighton Road occupies a plot with generous space to the rear/west of the dwelling. The curtilage can accommodate the rear extension to the size and scale proposed without compromising the private amenity space of the neighbouring dwellings or character of the area. The application accords with the requirements of adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00124 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. This excludes the roof of the proposed extension which is to be built using a Grey Zinc tile of which details have been submitted and approved.
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:

Existing Ground Floor Plan, Existing Elevations and Location Plan: Drawing No 1
Proposed Ground Floor Plan, Proposed Elevations and Site Plan: Drawing No 2

Reason: - To ensure provision of a satisfactory development.