
Site Address:	60A Victoria Road, Emsworth		
Proposal:	Side garage extension.		
Application No:	APP/13/01092	Expiry Date:	27/12/2013
Applicant:	Miss Bhattachayra	Team:	Team 2
Agent:	Mr S Norton	Case Officer:	Rachael McMurray
	Building Control Consultancy Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a recently constructed detached two storey dwelling of traditional character and brick, render and tile finish, located within an irregularly shaped plot on the south side of Victoria Road, west of its junction with Bridge Road. The site has a gravel parking area to the road frontage and is bounded by low walling to the front boundaries and 1.8 metre high panel fencing to the rear. The northern end of Bosmere Gardens lies to the south of the site and the area is predominantly characterised by medium density residential development.

2 Planning History

10/71427/004

Demolition of outbuildings and erection of 1 No. dwelling within the curtilage of 60 Victoria Road, including new access. Approved.

APP/11/00091

Discharge of Conditions relating to Planning Permission 10/71427/004. Approved.

3 Proposal

The current application proposes a single storey garage extension to the west side of the dwelling.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Southern Water

Provided a plan of sewer records showing the approximate position of a foul sewer within the site and advice on construction requirements close to a sewer. Recommend an informative be attached to any consent.

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: None

7 Planning Considerations

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 on application site and locality
- (iii) Impact on neighbouring amenities

(i) Principle of development

It is considered that the provision of a side extension to a dwelling of this scale and character, and in this location, would be acceptable in principle.

(ii) Impact on application site and locality

The proposed extension would be of a relatively modest scale and would appear as a subservient and complementary addition to the existing dwelling. The development would not impact on the existing parking area and a good degree of external amenity space would be retained. The front elevation of the proposal would be visible from the public domain, but this would be limited, at a distance of approximately 15 metres and within the context of (and set back in relation to) the existing dwelling and that adjoining. It is therefore considered that the proposal would not have a detrimental impact on the character and appearance of the application site or locality, or the visual amenity of the street scene, provided that suitable materials were used in its construction.

(iii) Impact on neighbouring amenities

It is considered that, due to its scale and siting, the proposal is only likely to have any degree of impact on the neighbouring amenity of the property to the west of the site, at 60 Victoria Avenue. The side wall of the garage would be set close to the shared boundary with this property but would be of single storey and predominantly flat roofed construction. The exception to this would be a small area of 'false pitch' roof to the front of the structure. Given the presence of intervening boundary fencing, and that the existing dwelling would provide context and a backdrop to the garage in views

from this direction, it is considered that the proposal would not have a material impact on the amenities of occupiers of the neighbouring dwelling.

8 Conclusion

The proposed single storey garage extension would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or locality or the visual amenity of the street scene, or a material impact on the amenities of occupiers of neighbouring dwellings. The application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01092, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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:

A4 Location Plan

A4 Site Plan

Section

bhattacharya-13-02 (Proposed Parking & Site Plan, Roof Layout, Floor Layout and Elevations)

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2012.