
Site Address:	6 Palmers Road, Emsworth, PO10 7DL		
Proposal:	2 storey rear extension; alteration of ground floor rear roof to slate pitched roof.		
Application No:	APP/16/00074	Expiry Date:	23/03/2016
Applicant:	Mrs Kaye	Team:	Team 2
Agent:	Mr Clarke	Case Officer:	Heather Lealan
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

6 Palmers Road, Emsworth, PO10 7DL, is a mid terrace Victorian dwelling of moderate size. The terrace properties have small rear gardens, with many having been extended at single storey level, (including the application dwelling). There is a private footpath that runs to the rear of the terrace to provide rear access to the gardens.

2 Planning History

None relevant on Acolaid

3 Proposal

2 storey rear extension; alteration of ground floor rear roof to slate pitched roof.

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

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

5 Statutory and Non Statutory Consultations

None

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: None

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 streetscene
- (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.

(ii) Impact upon the streetscene

Officer concern was raised with regard to the plans as initially submitted because they proposed a flat roof two storey extension across the whole width of the rear elevation that was readily visible from certain vantage points within Palmers Road to the south. The applicant has sought to overcome these concerns by submitting amended plans that reduces the ridge height to that of the existing rear pitched roof, steps in the south side at first floor to the edge of the rear window, (this is in line with the original building at ground floor). Also, the amended plans reduce the depth from the rear of the main house by bringing the extension to the rear of the existing chimney in an attempt to provide a softer stepped rear elevation. It is considered, on balance, that these changes have improved the design of the scheme as originally submitted and it is accepted that the height has been reduced to the existing ridge height and stepped back behind the existing chimney and so the extension would not be visually detrimental from the south section of Palmers road and not visible from the north section of Palmers Road.

(iii) Impact upon residential amenity

It is not considered that the proposal would create a detrimental impact to the amenities of the occupiers of the adjacent residential dwellings. The first floor addition is screened from the neighbour to the north by the existing building and it has been pulled back by 1m from the shared boundary with the property to the south.

The single storey element will infill a section adjacent to the southern boundary, 3m beyond the existing flat roof rear extension to the rear elevation of this property. As such, it is not considered that this new element to an existing rear extension will be detrimental to the amenities of the occupiers of this dwelling given the existing situation.

8 **Conclusion**

It is considered that the proposal is acceptable and meets the requirements of adopted Core Strategy policy CS16.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00074 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:
Existing Plans and Sections drwg.no 001 received 25 January 2016
Existing Elevations drwg.no 002 received 25 January 2016
Redline Location Plan and Block Plan drwg.no 005 received 25 January 2016
Proposed Plans and Section drwg.no 003 rev B received 7 March 2016
Proposed Elevations drwg.no 004 rev A received 7 March 2016
Reason: - To ensure provision of a satisfactory development.