
Site Address:	18 Valetta Park, Emsworth, PO10 7HJ		
Proposal:	Proposed single storey side extension.		
Application No:	APP/16/00350	Expiry Date:	31/05/2016
Applicant:	Mr & Mrs Stevenson		
Agent:	Corinthian Architectural Design	Case Officer:	Harriet Pitney
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises an end of terrace two storey dwelling with a concrete tiled pitched roof and brick elevations which are partially tile hung and cladded to the front elevation. The site is relatively level with an open front garden area which is laid to lawn comprising some shrubbery. The rear garden is laid to lawn and enclosed by a timber fence approximately 2 metres in height and a brick boundary wall to the southern elevation immediately adjacent to the proposed extension. On street parking is provided immediately adjacent to the application site.

The area is residential in nature with a medium density of two storey dwellings and bungalows adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

None relevant.

3 Proposal

This application is for a single storey side extension measuring 1.72 metres in depth, 3.95 metres in length and 3.43 metres in height.

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

Not required

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

Summary: No objections received.

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, therefore development is considered acceptable in principle subject to Development Control criteria.

(ii) Impact upon the streetscene

Whilst some elements of the proposal would be visible from the streetscene, the proposed extension is set back a considerable distance from the highway and as such it is not considered that the development would be prominent within the existing streetscene or result in any significant impact visually on the character and appearance of the area.

The proposed extension is considered to be subservient to the main dwelling and is not considered to impact detrimentally on the surrounding locality. The property currently benefits from a side pedestrian access whereby a wooden gate exists approximately 2 metres in height which would provide partial screening of the proposed extension.

(iii) Impact upon residential amenity

The proposal is of a scale and design that would not give rise to an unacceptable impact on the adjoining neighbour at 16 Valetta Park.

Whilst it is noted that the proposed extension would result in some loss of light to the windows within the side elevation of the adjoining neighbours property, it is important to note that this area does not benefit from direct sunlight and therefore it is not considered that the proposed extension would worsen the impact currently shared with

the adjoining neighbour or result in any unacceptable harm to the amenity of 16 Valetta Park. The windows within the side elevation of 16 Valetta Park currently serve a study and a downstairs utility area.

The proposal would not result in any loss of privacy or overlooking and as a result it is considered that the development accords with Policy CS16 of the Havant Borough Council Core Strategy and Design Guidance.

8 Conclusion

The proposal is considered to be acceptable and in accordance with Policy CS16 of the Havant Borough Council Core Strategy and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00350 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- received 5th April 2016

Existing and proposed elevations- received 5th April 2016

Reason: - To ensure provision of a satisfactory development.