
Site Address:	10 Kingsey Avenue, Emsworth, PO10 7HP		
Proposal:	Rear extension to garage.		
Application No:	APP/15/00632	Expiry Date:	06/08/2015
Applicant:	Mr Hynes	Team:	Team 2
Agent:	Mr Wild	Case Officer:	Bee Crawford
	Helyer Davies Architects		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

• **1 Site Description**

- 1.1 The application site is a two storey detached property and detached garage to the rear situated at the end of a cul-de-sac. It has a brown tiled pitched roof and elevations of red multibrick with white cladding to the front. The site is level and has open vehicular access to the front with a driveway and an area of grass, enclosed by a dwarf wall to the front and 1.2 metre high fences to the north and south. The rear garden is mainly laid to lawn with a patio area and shrubs and is enclosed to all boundaries by 1.8 metre high fencing, mature shrubs and trees.
- 1.2 Two storey detached dwellings are to the north and south and the gardens of properties in Havant Road are to the rear. The area is of low to medium density with a range of detached two storey dwellings and bungalows of a similar and individual age and different styles and designs.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for an extension to the rear of the existing garage infilling a triangular shaped area of land of 4.5 metres in depth reducing to 1.3 metres, 5.5 metres in width reducing to 0.5 metres with a roof to a minimum height of 2.4 metres and a maximum height of 2.6 metres. The applicant was advised that that extension would fall within the criteria of permitted development if the height was reduced by 0.1 metre, however he would like to proceed with the application.

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

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: 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) Appropriateness of design and effect on the streetscene
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design and effect on the streetscene

7.3 The development is to utilise a disused area to the rear of the garage which would not be visible from the public realm, consequently there would be no impact on the streetscene. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the extension is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.4 The garage extension is to be built up to the property boundaries and would be partially screened by the existing fence. It should be noted that the maximum height of the extension is approximately 0.1 metre higher than what could be built under permitted development. There is one window in the southern elevation which is in excess of 10 metres from the opposite boundary which is well screened and 30 metres from the properties to the rear. No objections were received regarding the scheme, and it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent

to the application site or the properties to the rear, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00632 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 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.
- 3 The development hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No 14176/02 Location plan, block plan, existing and proposed floor and elevation plans
Design and access statement

Reason: - To ensure provision of a satisfactory development.