
Site Address:	2A Park Crescent, Emsworth, PO10 7NT		
Proposal:	Single storey rear extension with timber cladding wrapped from rear to front porch along existing side extension.		
Application No:	APP/15/00364	Expiry Date:	09/06/2015
Applicant:	Mr Wakefield	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached two storey property with a detached garage to the rear. It has a brown tiled pitched roof and elevations of red/brown multibrick. The site is level with open vehicular access to the front and a hedge in excess of 2 metres high to the eastern (front) boundary. The rear garden is a good size and mainly laid to lawn with areas of shrubs and trees, with a 1.8 metre high fence to the northern boundary, a 2 metre high fence and wall to the southern boundary and a hedge in excess of 2 metres high to the western boundary.
- 1.2 Two storey detached properties are to the north, south and opposite the site, and the side aspect of the rear garden of a property in Havant Road lies to the rear. The area is of medium density with a mixture of detached two storey properties of different ages, styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a single storey rear extension and cladding to the existing single storey side extension and front porch. The rear extension is 7.564 metres in depth, 4.352 metres in width with a flat roof of 3.3 metres for a distance of 2.8 metres, rising to a maximum height of 4.2 metres with a curved west elevation. It will be clad in vertical larch boarding which will continue along the existing side (north) of the property and the front porch to a height of 3.3 metres.

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

Arboriculturalist

No adverse comment.

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: 1

6.1 1 letter of support received for the proposal.

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 impact 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 impact on the streetscene

7.3 The new cladding to the porch, side extension and part of the raised flat roof of the rear extension would be visible from the public realm, however the property is approximately 10 metres from the highway and is well screened by the existing hedge to the front boundary. The development would result in a reasonable increase to the original footprint of the property which can be comfortably accommodated within the extent of the site. The contemporary design and appearance of the proposal is judged appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. It is therefore deemed there would be no adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The proposal is at the rear of the property and will be fairly close to the boundary with number 2 Park Crescent. However there is an approximate gap of 6 metres between the wall of the extension and the flank wall of the neighbouring property, with a detached garage in between which would provide partial screening. There are no windows in the northern elevation of the extension which projects 2.2 metres beyond the rear wall of the adjacent garage. The rear extension is 9 metres from the southern boundary and would be screened to a degree by the existing 2 metre high boundary wall and fence. A letter supporting the application was received from the occupiers of this property. It is judged that the proposal would have a minimal impact on the property to the rear of the site. Therefore it is considered the development is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the existing dwelling or the property to the rear.

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/15/00364 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 be in accordance with the details as set out on the approved plans.

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 carried out in accordance with the following approved plans:

Location plan
Drg no. 101/A Site plan and block plan
Drg no. 102/A Existing ground and first floor plan
Drg no. 103/A Proposed ground and first floor plan
Drg no. 104 Existing east and west elevations plan
Drg no. 105 Proposed east and west elevations plan
Drg no. 106 Proposed south elevation and south west perspective view

plan

Drg no. 107/A Proposed north elevation and east perspective view plan

Drg no. 108 Existing south and north elevations plan

Reason: - To ensure provision of a satisfactory development.