
Site Address:	26B Birch Tree Drive, Emsworth, PO10 7RT		
Proposal:	Single storey side extension.		
Application No:	APP/15/00319	Expiry Date:	15/05/2015
Applicant:	Mrs Allen	Team:	Team 2
Agent:	Mr Farrer	Case Officer:	Daphney Haywood
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.26b Birch Tree Drive comprises a detached one bedroom chalet bungalow situated on the south side of the road. A bank of flat roofed garages lies on the opposite side of the road. To the north the plot adjoins the rear garden to a pair of semi-detached properties fronting Birch Tree Close, and to the south lies a detached chalet bungalow at 26a Birch Tree Drive.

2 Planning History

APP/12/01118 Construction of 1No. 1 bed detached chalet style bungalow with parking and landscaping and utilising existing access from Birch Tree Drive. (Revised Application.) Allowed on appeal.

APP/12/00814 Construction of 1No. 1 bed detached chalet style bungalow with parking and landscaping and utilising existing access to Birch Tree Drive. Refuse

3 Proposal

Single storey side extension.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

No adverse comments, although it is recommended condition D45 be added to provide and retain two parking spaces.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Objection: Too close to north boundary

Comment: The neighbouring house has a rear garden of approximately 14m length, with a 2m gap between the proposed extension and the boundary, giving approx 16m separation. As the extension is single storey it is unlikely to appear overbearing or cause significant loss of light. It is noted that there are no side openings facing toward the neighbour's boundary to the north, albeit even if there were, such as a small side window, this would not be so serious as to warrant refusal.

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

The extension would be set back from the road to the rear of the existing drive which provides parking for 2 cars. It would be sited 2m from the side boundary. Whilst visible in the streetscene it would not be prominent, and the design compliments the character of the existing dwelling.

(iii) Impact upon residential amenity

The extension is modest in size and sited 2m from the side and 3.7m from the rear boundaries. It would reduce what is already a small garden area, however, an area of

garden is retained to the rear and given the small size of the dwelling this is considered acceptable and to provide adequate amenity area. The proposal is considered unlikely to appear overbearing or lead to overlooking. Given the design and location of the proposal, it is considered any impact would be negligible and the proposal accords with the requirements of Policy CS16-1e

8 **Conclusion**

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/15/00319, 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:

existing plans 3051-EX-01
Existing plans 3051-EX-02
location plan and block plan, and proposed ground floor plan 3051- P-01A
Proposed elevations 3051-EX-02A

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.
- 4 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.