
Site Address:	1 Oaktree Drive, Emsworth, PO10 7UJ		
Proposal:	First floor extension over existing garage and porch canopy to front elevation.		
Application No:	APP/15/00344	Expiry Date:	21/05/2015
Applicant:	Mr & Mrs Appleby	Team:	Team 2
Agent:	Mr Bessant	Case Officer:	Richard Nash
	Jimmy Bessant Architecture		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi-detached two storey dwelling of traditional character and brick, cladding and tile finish, located on the south side of Oaktree Drive, just west of its junction with Hollybank Lane. A single flat roofed garage is attached to the east elevation of the dwelling. The area is predominantly characterised by medium density residential land use, although the extensive Hollybank Woods lie a little way to the north.

2 Planning History

None.

3 Proposal

The current application proposes a first floor extension over the existing garage and a porch canopy to the front elevation of the dwelling.

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

Development Engineer: 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None.

7 Planning Considerations

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 on the application site and locality
- (iii) Impact on neighbouring 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. Furthermore, extensions and alterations to a dwelling of this scale and character would normally be acceptable in principle.

(ii) Impact on the application site and locality

The proposal would appear as a subservient and complementary addition to the existing dwelling, adding a relatively limited amount of bulk to a street scene where there is already a variety of frontages and a degree of tree screening in longer distance views. As the extension would be at first floor level, no external amenity space would be lost as a result of its construction. It is therefore considered that the proposal would not have a detrimental impact on the character and appearance of the application site or locality, provided that suitable materials were used in its construction.

(iii) Impact upon residential amenity

The proposal would result in a limited amount of oblique overlooking to the adjoining rear garden to the west (at 3 Oaktree Drive), which is already more overlooked by existing first floor windows on the application site. The proposed rear first floor study window would face more directly to the adjoining property to the south, this being the rear garden of 45 Hollybank Lane. This property is at an approximate right angle to the application site and thus the dwelling itself would not be overlooked. The boundary would be at approximately 13 metres from the proposal and it is again unlikely that the rear garden would suffer any more actual overlooking than is already the case, given the relationship between the various dwellings in the vicinity.

A proposed first floor bathroom window would face directly towards the rear of 49 Hollybank Lane and more obliquely towards the rear of 47 Hollybank Lane, to the east of the site. However, views would be across existing trees and outbuildings in each case and the window is shown as being obscure glazed, which can be controlled by way of a planning condition, a condition can also ensure that no doorway is formed in the new first floor rear wall, which would allow for access to the flat roofed area to the rear, which if used as a balcony, would give rise to significant overlooking. Otherwise, because of the trees and outbuildings, the proposal is considered unlikely to have an

overbearing impact on, or result in excessive shadowing to, these nearest neighbouring properties.

8 Conclusion

The proposed first floor extension and porch canopy would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or locality, or the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00344, 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:

PL.36.15-01 (Site & Location Plans)
PL.36.15-03 (Proposed Plans & Elevations)

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 window at first floor level in the east side elevation of the extension hereby approved shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no doorway shall be formed within the rear

elevation of the first floor extension hereby approved without the prior written approval of the Local Planning Authority.

Reason: In order to avoid the formation of future first floor access door which might facilitate the use of the rear single storey roof as a balcony. In the interests of safeguarding the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.