
Site Address: 73 Brook Gardens, Emsworth, PO10 7JZ
Proposal: Replacement of flat roof to existing rear extension with new tiled pitched roof, and replacement of flat roof at front with new tiled pitched roof forming porch canopy, and new timber pergola.
Application No: APP/15/00119
Applicant: Mr & Mrs Gould
Agent: Mr Clements
Ward: Emsworth

Expiry Date: 30/03/2015
Team: Team 2
Case Officer: Bee Crawford

Chichester Construction Ltd

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property and integral garage with a shallow brown tiled pitched roof and flat roof projection to the garage. It has elevations of red multibrick and tile hanging to the front at first floor. The site is level with an area of concrete to the front with open vehicular access and shrubs to the northern and southern boundaries. The rear garden is mainly laid to lawn with a patio and shrub borders and has a 1.8 metre high fence and trellis to the northern boundary, a 1.8 metre high fence reducing to 1 metre to the southern boundary and is open to the western (rear) boundary with a stream and open farm land beyond.
- 1.2 To the north and opposite are two storey semi-detached properties and the adjoining property of the same style and design lies to the south. The surrounding area is of medium density consisting of a modern estate of two storey detached and semi-detached dwellings of a similar age, style and different designs.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a mono-pitched roof over the existing flat roofed section of the garage forming a canopy of 2.4 metres rising to 3.5 metres and a pergola to the front of the property of 1.55 metres in depth, 1.9 metres in width, with a mono-pitched open roof of 2.9 metres rising to 3.5 metres. The development also includes a new mono-pitched roof over the existing flat roofed rear extension of 2.2 metres to the eaves rising to 3.5 metres incorporating rooflights.

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

Chichester Harbour Conservancy

No response received.

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: 3

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 proposed new roof and pergola would be visible from the public realm, and whilst this type of development would be the first in this row of properties, there are extensions of a similar style within close proximity of the application site at numbers 26 and 28 Brook Gardens. The height of the new pitched roof to the rear would normally fall within the realms of permitted development; permission is required due to the depth of 4.2 metres. Several neighbouring properties have the benefit of comparable additions. It is considered that the proposals would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the extensions are deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of sections 1c) and 1e) of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.4 The proposal would be visible from the neighbouring properties, although it is to replace the existing flat roofs with pitched roofs of a modest height and the addition of the pergola to the front of the property. It is therefore considered that the proposals are 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 opposite.

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/15/00119 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 carried out in accordance with the following approved plans:

Location and site plan
Existing ground floor plan
Existing elevations plan
Proposed ground floor plan
Proposed elevations plan
Proposed roof plan

Reason: - To ensure provision of a satisfactory development.