
Site Address:	44 Brook Gardens, Emsworth, PO10 7LB		
Proposal:	Retrospective application for raised decking area to the rear.		
Application No:	APP/15/01284	Expiry Date:	15/01/2016
Applicant:	Mr Johnathan Beadle	Team:	Team 2
Agent:		Case Officer:	Harriet Pitney
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is a detached property located in a quiet residential area of Emsworth. The properties in the area are all of a height comprising two storeys and are either semi detached or terraced with the exception of the site address. All of the properties in the area are set back from the highway with either gardens or hardstandings of an open character to the front.
- 1.2 The site address is of brick construction and tile hung at first floor level. The property has a steeply pitched roof, with a flat dormer on the east elevation and a bow window to the front. There is also a single garage to the west.

2 Planning History

09/61775/001

Proposed single storey garage extension and internal alterations.

3 Proposal

This application was submitted retrospectively seeking retention of a raised decking area to the rear of the property measuring 0.92 metres in height and projecting 4.7 metres from the rear of the property.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

No Consultations

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

Summary: Letter of support received from the occupier of 6 Brook Gardens. No adverse comments.

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, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Impact upon the streetscene

The proposal is set away from the street scene of Brook Gardens and as such will not have any significant impact visually on the character and appearance of the area.

Notwithstanding the above, the development is of an appropriate scale and design and respects the existing built form of the original dwelling. It is therefore considered that the development as proposed would accord with the principles and objectives of policy CS16 of the Havant Borough Council Core Strategy. It is considered that the development would not result in any adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

No letters of objection were received and a letter of support was received from the occupier of 6 Brook Gardens whose property backs onto the application site. The raised decked area is consistent with the current level of the property, albeit now projects further into the rear garden. The existing boundary treatment provides screening of the raised decked area from the neighbouring and adjacent properties and it is therefore considered that the development would have negligible impact on the properties surrounding the existing dwelling.

8 **Conclusion**

The scale 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/15/01284 subject to the following conditions

The development hereby permitted shall be carried out in accordance with the following approved plans:

Amended red line plan- received 24th November 2015
Block and layout plan- received 13th November 2015
4 submitted photographs as received on 13th November 2015

Reason: - To ensure provision of a satisfactory development.