
Site Address:	21 Park Crescent, Emsworth, PO10 7NT		
Proposal:	Amendment to Planning Permission APP/14/00410 to enlarge rear extension at two-storey level		
Application No:	APP/15/01185	Expiry Date:	11/12/2015
Applicant:	Mr & Mrs Powell	Team:	Team 2
Agent:	ADS	Case Officer:	Rachael McMurray
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises a detached bungalow of brick and tile construction located in a residential road in Emsworth. The property has a pitched, hipped roof and there is a car port structure attached to the side elevation. There is a paved area to the front of the house which provides on site parking for three vehicles. This area is marked from the highway by a semi-mature vegetation and a low boundary fence with No. 19. The rear garden is enclosed by a 1.8m high fence and there is a conservatory on the rear elevation

2 Planning History

09/73628/000

Rear conservatory. Permitted.

APP/14/00410

Loft conversion to allow living accommodation at first floor level, incorporating increased height of gable end to south elevation. Permitted.

3 Proposal

Amendment to Planning Permission APP/14/00410. The proposal would be the same as Planning Permission APP/14/00410 but with the addition of a first floor extension over the existing conservatories at ground floor and the addition of a single storey side extension to form a utility/garden room. The first floor extension would extend out a further 6m from the already approved first floor 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

FAO Mr P Marshall, Development Engineer:
No objections

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: 1

One objection has been received against the application. The points raised are summarised below:

- i. The extension will result in a loss of privacy to No. 13
- ii. The windows in the Juliette balcony will overlook No. 13

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 the design and effect on the streetscene
- (iii) Effect on the neighbouring properties

(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) Appropriateness of the design and effect on the streetscene

From the view of the streetscene, the proposal will appear mostly the same and this has already been deemed appropriate in the recently approved planning application (APP/14/00410). The front elevation of the single storey side extension would be visible however, this would be set back from the front elevation of the main house by 8.5m. It would feature a pitched roof and is not considered to be a harmful design.

The proposed changes would add further juxtaposition to the overall development. However, it is considered that a cohesive flow would still be achieved. The increase to the first floor extension would add additional building bulk however, it would include a barn hip corner to soften the bulk at the gable end.

(iii) Effect on the neighbouring properties

In terms of the impact on No. 19, the plans show a 45 degree angle line taken from the closest window in the rear elevation of No. 19. The proposed rear extension does not exceed past this 45 degree line and therefore is unlikely to have a harmful impact on the neighbour in terms of loss of light or outlook. The proposed side extension would sit alongside the existing garage at No 19 and is not considered to result in any adverse impacts.

No. 23 is set further back into the plot so the majority of the side roof build up on the eastern elevation would not be highly visible to the occupiers of No. 23. Even with the increase to the depth of the rear extension, this element of the proposal would be more towards the western elevation of the dwelling so therefore, this would have less impact on No. 23 than No. 19 due to a greater separation distance. Furthermore it would not exceed past the rear building line of No. 23.

Concerns have been raised that the windows in the rear elevation of the extension and the Juliette balcony would overlook No. 13 Park Crescent. There would be an approximate distance of 30m between the balcony windows and the rear elevation of No. 13. At this distance and given that No. 13 is set at a right angle to the application site, that adverse overlooking would be limited and as such, it would be difficult to justify a refusal of the application on these grounds.

8 Conclusion

Whilst the increase to the rear extension would be fairly large, it would be infilling an existing space at first floor level above the existing conservatory. Overall it would feature a roof which ties in well to the existing roof forms and would not have any adverse impact on the neighbouring properties. For these reasons the application is recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01185 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 used shall match, in type, colour and texture, those of the existing building so far as practicable.
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.

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

Site location plan - 13123/10

Site Block Plan - 13213/11

Proposed floor plans - 13213/12

Proposed elevations - 13213/12

Reason: - To ensure provision of a satisfactory development.