
Site Address:	32 King Street, Emsworth, PO10 7AZ		
Proposal:	Proposed orangery to east elevation.		
Application No:	APP/15/01186	Expiry Date:	21/12/2015
Applicant:	Mr & Mrs Smith-Lenny	Team:	Team 2
Agent:	Mrs L Duffy	Case Officer:	Emma Chisnall
	Prime Oak Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

32 King Street is a large semi-detached property with white rendered walls and a tiled pitch roof. There is a current extension to the north elevation made of brick and the property is on level ground. To the east elevation at the rear of the property is open amenity space which is part hard-surfaced and part garden. The boundary is screened by a 2.5m brick wall where mature trees are also present which provides additional screening at a higher level. Along the south elevation the ground is hard-surfaced and available for parking.

2 Planning History

09/70946/000- Single storey side extension (north), removal of chimney and demolition of outbuilding- Permitted
09/70946/001- Conservation area consent for the removal of chimney and demolition of outbuilding- Permitted
10/70946/002- Replacement of all existing windows- UNK

3 Proposal

Proposed orangery to east elevation measuring 3.9m x 5.5m

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
-----	--

Havant Borough Council Design Guide Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy Comment:

No adverse comment in regards to this application

Conservation Officer Comment:

The building appears to be a relatively modern property. It sits in a secluded position with no clear public views. The adjacent property to the west is listed and sits in generous grounds. The proposal is for a modest single storey building. Due to its location and established screening, I do not consider the structure will have any significant impact on the character/appearance of the conservation area or setting of the adjacent listed building. Therefore I raise no objection.

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: 4

Number of site notices: N/A

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) Impact upon the character of the area
- (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. The orangery will provide additional space to the residents of No 32 and will be positioned to the rear of the garden where there is adequate amenity space. The extension is of moderate size and is not considered to contribute to any significant loss of amenity.

(ii) Impact upon the character of the area

The property holds character itself in regards to its design however it does stand alone as within the immediate area the neighbouring properties differ in design and size. No. 23 is positioned at the end of a large plot and, as the orangery is proposed to be built to the rear of the property, it will not be viewable from the streetscene. The position of No 32 is also very secluded and due to the screening etc it is not considered that the proposal would detract from the character of the property as a whole or the immediate area.

Although different materials will be used in the design of the orangery it is considered that due to the age of No 32 and that it is a relatively modern property, the proposal will not look out of place or impact the character of the original property.

(iii) Impact upon residential amenity

There is adequate amenity space available to No.32 to accommodate the proposal which is single storey and half the width of the current property.

Due to the screening and position of the proposal to the rear of the property it is considered there is adequate distance between No 32 and the neighbouring properties to ensure that no amenity space is lost. The proposal will not be viewable from any neighbouring property and would therefore not cause any over-looking, loss of privacy or any shading. The proposal can therefore be considered acceptable.

8 Conclusion

The property occupies a plot with adequate space to the rear and the curtilage can accommodate the proposal without compromising the private amenity space of the neighbouring dwelling or character of the area. The application accords with the requirements of adopted Core Strategy policy CS16 and can therefore be recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01186 Subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsary Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Ordnance Survey Plan received 15 October 2015
Site Plan received 15 October 2015
Existing Elevations Plan (as amended) received 26 October 2015
Proposed Elevations Plan (as amended) received 26 October 2015

Reason: - To ensure provision of a satisfactory development.
- 3 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.