
Site Address: Claremont, Western Avenue, Emsworth, PO10 7LP
Proposal: Single storey rear extension and extension of existing terrace area to an additional depth of 1.75 metres.

Application No: APP/14/01002
Applicant: Mr & Mrs Simmonds
Agent: Mr Farrer
Ward: Emsworth

Expiry Date: 03/02/2015
Team: Team 2
Case Officer: Bee Crawford

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large two storey detached property of cream painted render and tiled roof. The site is level and the rear garden is mainly laid to lawn with a terrace and shrub borders and 0.4m high terrace 2.7 deep immediately behind the house. The garden is enclosed by a 1.8 metre high fence to the eastern (rear) and northern boundaries and a 2.5 metre high wall to the southern boundary. There is a very large mature redwood tree in the south eastern corner of the garden and a raises.
- 1.2 To the north of and south and opposite are detached two storey houses and to the rear (east) is the substantial rear garden of a property in Beach Road . The surrounding area is of low to medium density consisting of a mixture of large two storey detached dwellings of individual age, style and design and a 3 storey care home.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a single storey rear extension of 7 metres in depth, 5.51 metres in width with a with a mono-pitched and flat roof and roof light of 2.4 metres to the eaves, and a maximum height of 3.3 metres. The extension projects beyond the northern elevation of the property by 0.75 metres. The development also includes the extension of the existing terrace to an additional depth of 1.75 metres.

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

Arboriculturalist

No tree removal is required to facilitate this project. (the on site Yew tree has already been removed) The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in the submitted AIA report is strictly adhered to (inclusive of site monitoring works) the Redwood tree will survive the development unscathed and to continue to grow on safely and healthily in the future. Therefore I have no objections to this scheme in arboricultural terms.

I will note however that the tree is a very large specimen that impacts significantly on the garden area and whilst it will not be damaged during this proposed development in my professional opinion it is not the most effective use of the garden area.

Building Control

The proposed piling foundation is considered to be a feasible option in relation to this development.

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: 8

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
- (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

- 7.3 The proposal would be attached to the rear of the property and would be partially visible from the front. Whilst the development does not extend across all of the rear wall of the original dwellinghouse it has a depth of 7 metres and would result in a generous increase to the original footprint of the property, although the proposed height falls within the criteria for permitted development. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.4 A small part of the proposal would be visible from the front of the property, although the rear garden has established screening to all boundaries. The extension is situated approximately 1 metre from the southern boundary, however there are no windows in this elevation, the boundary wall is 2.5 metres high and the adjoining property is approximately 10 metres away. The window and doors in the northern elevation are in excess of 20 metres from the boundary and it is considered this distance is sufficient to minimise any perception of overlooking or the extension appearing overbearing. The extension will be screened at the rear (east) by the existing fence and mature redwood tree and the depth of the adjoining garden is more than 60 metres. The modest extension to the terrace is unlikely to cause significant additional impact. It is therefore considered that the development is unlikely to lead to overlooking or appear overbearing, and would have negligible impact on the neighbouring properties immediately adjacent to and to the rear of the application site.

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/14/01002 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 approved, including construction works and the design of foundations shall comply fully with the Arboricultural Impact Assessment report by Arbortech Consultancy and Tree Retention Plan (Appendix 3) submitted as part of this application, in order to ensure that the tree on site is afforded full protection during the construction/development phase of this project.

Reason: To accord with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Drawing No 100	Existing ground floor plan
Drawing No 101	Existing elevations plan
Drawing No P_01	Proposed ground floor and elevations plan
Drawing No P_02	Location plan, block plan, proposed elevations and section plan
Arboricultural Impact Assessment	

Reason: - To ensure provision of a satisfactory development.