
Site Address:	27 Maisemore Gardens, Emsworth, PO10 7JU		
Proposal:	Single storey rear extension.		
Application No:	APP/15/01264	Expiry Date:	07/01/2016
Applicant:	Miss Thomas	Team:	Team 2
Agent:	Mr Critchley	Case Officer:	Karen Wooden
	Martin Critchley, Architect		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

27 Maisemore Gardens is a two storey mid terrace dwelling located in a residential area of dwellings of similar size, style and character. The property backs onto open land.

2 Planning History

No planning history.

3 Proposal

The proposal is for the removal of a conservatory and replacement with a single storey rear extension to extend 4m from the rear wall of the original dwellinghouse. The original application was for an extension of 3.5m but this has been increased to 4m to avoid the existing foul water pipe.

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

Environment Agency

No objection to the proposed development as the floor levels will be no lower than existing floor levels

Engineering/Drainage

No comments 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: 2

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

7.3 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

7.4 The extension is to be located to the rear of the property and is not visible from the streetscene and therefore complies with the criteria of policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

7.5 The previous conservatory extended 2.5m from the rear of the existing dwelling, along the curtilage with No. 26 Maisemore Gardens. Although the proposed extension is an additional 1.5m, it has been designed with no windows to either north or south elevations, and therefore will not be overlooking the neighbouring properties.

7.6 Whilst carrying out the site visit I discussed the proposal with the occupier of No. 28 Maisemore Gardens. She confirmed that she has no objection to the application.

7.7 Under the provisions of Schedule 2, Part 1, Class A (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015, an attached dwelling is permitted, without the benefit of planning permission, to erect a single storey rear extension extending between 3m and 6m from the rear wall of the original dwellinghouse, by submitting a 'Prior Notification' application. This is providing the roof height does not exceed 4m, the eaves height does not exceed 3m, and no objections are received from the adjoining properties. This application fits this criteria, and the criteria of policy CS16 of the Havant Borough Core Strategy 2011, and therefore it is considered that this

proposal will not cause unacceptable harm to the amenity of the neighbouring properties.

8 Conclusion

- 8.1 Having regard to the above information, it is considered that the extension to the rear of the property will comply with policy CS16 of the Havant Borough Core Strategy 2011. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01264 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 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:

Flood Risk Assessment - Received 12.11.15
Location and Block Plan - 1538-201
Existing Ground Floor and Roof Plan - 1538-101
Amended Proposed Ground Floor and Roof Plan - 1538-305
Existing Elevations - 1538-401
Amended Proposed Elevations - 1538-402

Reason: - To ensure provision of a satisfactory development.