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|-----------------|------------------------------------------|---------------|-------------|
| Site Address:   | 60 Woolmer Street, Emsworth, PO10 7XG    |               |             |
| Proposal:       | Single storey front and rear extensions. |               |             |
| Application No: | APP/14/00411                             | Expiry Date:  | 11/06/2014  |
| Applicant:      | Mr S Dridge                              | Team:         | Team 2      |
| Agent:          | Mr T Ayles                               | Case Officer: | Tina Pickup |
| Ward:           | Emsworth                                 |               |             |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site relates to an end of terrace property of dark brick with cream painted render at first floor, beneath a shallow pitched tiled roof. There is a slightly sloping roofed porch centrally on the front elevation, and a bow window has been installed. The property is located on the north side of Woolmer Street, being the last dwelling before the corner with Dymoke Street. The land rises to the north such that the property is set at a higher level than the road. A footpath runs adjacent the western boundary between the application site and the rear of the properties in Dymoke Street and then continues to the rear of the site.

The area is characterised by relatively high density dwellings, all with rear gardens of 8 - 9m in depth. The site has no off-road parking or garage space.

## **2 Planning History**

None recent  
original pp for 'estate' 1974 - 18186/11 (no condits withdrawing pd rights)

## **3 Proposal**

The proposal is for both a front and rear extension. The front extension is full width of the house and would project forward 1.5m having a sloping roof with eaves of 2.3m and maximum height of 3.1m. A gable feature is included above the main ground floor window.

The rear extension is also full width of the house and extends 2.4m having a sloping roof with eaves height of 2.1m and maximum height of 3.4m. The side elevation would form the new boundary with the footpath and the existing close board fence and gate to rear garden would be re-sited beyond the extension. The rear extension includes opening doors and two roof lights in the roof slope.

## **4 Policy Considerations**

National Policies  
NPPF

Core Strategies 2011 forming part of the HBLDF  
CS16 (High Quality Design)

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

## **5 Statutory and Non Statutory Consultations**

Property Services Manager - no adverse comments

## **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: At least one site notice exists - check the number.

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) Visual appearance in street scene
- (iii) Impact on residential amenity

(i) Principle of development

7.2 The site is located within the urban area where the principle of development is acceptable subject to detailed development control considerations.

(ii) Visual appearance in street scene

7.3 There are no other front extensions within the terrace within which this site is located. However within the wider area there are examples of enlarged porches, front lean-to canopies and a few front extensions. Numbers 20 and 22 Woolmer Street have similar front extensions, as does nos 7. The proposed modest front extension is designed with an appropriate sloping roof and window proportions. Visually the proposed design is sympathetic to, and acceptable to the host dwelling, and given the wider variations in front facades and unique identity of properties within the immediate locality, is considered to be appropriate to the street scene.

(iii) Impact on residential amenity

7.4 The neighbour at 58 has a small ground floor obscure glazed window adjacent the application site. Since the front extension is facing south it could cause some loss of light to the neighbour. However at only 1.5m deep with the adjacent window being

obscure glazed it would not have any detrimental affect on the amenity of any habitable room.

- 7.5 The rear extension could be constructed as permitted development but has been included as part of this application. The property has a 1.8m high brick wall dividing the rear garden from nos 58 adjacent, and there is also an original flat roofed brick shed in this corner. The additional impact above the boundary wall would be very minimal. At only 2.4m deep with a maximum height of 3.4m the extension is considered modest. The neighbours at 2 Dymoke Street did query the proposal and I viewed the site from their rear garden. Due to the orientation of Dymoke Street their rear garden faces the side of the application site and the separation distance is only between approx 4 and 8m. They would see the side elevation above the boundary wall and footpath, but the extension is considered sufficiently small scale to not affect their outlook. They did not follow up with a letter of objection once the proposal was explained to them.

## 8 **Conclusion**

The proposed front and rear extensions are considered to be small scale and not have any detrimental affect on either the visual appearance of the street scene or neighbouring amenity. Therefore the proposal is recommended for conditional permission.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00411

- 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 permitted shall be carried out in accordance with the following approved plans:  
  
Existing Plans & Elevations Drwg No 1189/01  
Proposed Plans & Elevations Drwg No 1189/02

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