
Site Address:	52 Horndean Road, Emsworth, PO10 7PT		
Proposal:	Single storey rear extension.		
Application No:	APP/15/00868	Expiry Date:	28/10/2015
Applicant:	Mr & Mrs Kirwan	Team:	Team 2
Agent:	Miss Hamlyn	Case Officer:	Bee Crawford
	Helyer Davies Architects		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style 3 storey detached property with an attached store. It has a grey tiled pitched roof and elevations of red multibrick with a cream rendered front bay. The site is level with open dual vehicular access, a shingle area to the front and hedges to the northern and western boundaries. The rear garden is a good size with a depth of approximately 30 metres and is mainly laid to lawn with shrubs and a patio area. There is a 1.8 metre high fence and 1 metre high wall to the northern and southern boundaries and a 1.5 metre wall to the rear (eastern) boundary.
- 1.2 Two storey detached properties lie to the north and south, the rear/side garden of a property in Horndean Road is to the rear and Emsworth recreation ground is opposite. The surrounding area is of low to medium density consisting of a mixture of two storey detached dwellings of individual and similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey side and rear extension. The side extension is 10.6 metres in depth (projecting beyond the rear elevation by 8.4 metres), 2.2 metres in width, with a mono-pitched roof to an eaves height of 1.7 metres and a total height of 3.7 metres. The rear extension is 6 metres in depth, (reducing to 5 metres at 4.9 metres width), 8.9 metres total width, with a hipped and pitched roof incorporating rooflights and tying in to the side extension to an eaves height of 2.3 metres and a total height of 4.1 metres. The proposal also includes the extension of the existing decking to the rear, although this falls within the realms of permitted development.

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

None.

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: 3

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 and impact on the streetscene
- (iii) Effect on neighbouring properties

(i) Principle of development

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

(ii) Appropriateness of design and impact on the streetscene

7.3 The single storey side element of the proposal would be visible from the public realm, although it is to replace an existing building and would be approximately 8.5 metres from the highway. The rear extension would not be visible from the public realm. The extensions would result in a reasonable increase to the original footprint of the property which can be comfortably accommodated within the extent of the site. It is considered that the proposals would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the side and rear extensions is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.4 The extension will be situated close to northern and southern boundaries, although the side extension does not have any windows and is to replace an existing addition which is 1.9 metres deeper than the existing building. It does not extend any further than the rear elevation of the current extension and is 2 metres from the property at number 54 Horndean Road. The rear element of the extension has rooflights in the southern roofslope, however there is a substantial extension to the property at number 50 and the height of the addition is approximately the same as the parapet wall of the adjacent property. The roof pitches away from the neighbouring properties, minimising any perception of mass.
- 7.5 No objections were received with respect to the scheme and it is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or the property to the rear, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

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/15/00868 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 permitted shall be carried out in accordance with the following approved plans:

Drg No 15087-02 Rev C - Proposed floor and elevations plan, location plan
Design and Access statement date July 2015

Reason: - To ensure provision of a satisfactory development.