
Site Address:	14 Tudor Avenue, Emsworth, PO10 7UG		
Proposal:	Part single storey, part two storey rear extension.		
Application No:	APP/15/00877	Expiry Date:	05/10/2015
Applicant:	Mr Odofin	Team:	Team 2
Agent:	Mr P Walker	Case Officer:	Tina Pickup
	ISLAND DESIGN		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

Tudor Avenue is a cul-de-sac characterised by detached dwellings of a mix of design and styles, predominantly 2 storey dwellings and chalet style bungalows. The application site, No 14 is located on the north side of the road and comprises a detached dwelling with integral garage - the roof is hipped with plain tiles. Numbers 12 to 18 are set in a line, back by between 5 and 9m from the highway with frontage drives and parking, such that the uniform layout results in their rear elevations being aligned. There is also a regular spacing between dwellings, with a gap of 1.7m between side elevations.

The land is relatively flat and there is 1.5m and 1.8m high close boarded fencing on the side boundaries with neighbours. No 12 to the east has a canopy providing a covered area across its rear elevation above the kitchen window closest to the site, with a glazed conservatory beyond; No 16 to the west has a single storey half width rear extension located away from the application site ie close to the boundary with No 18 and has its lounge patio doors closest to the application site.

2 Planning History

None

3 Proposal

The proposal is for a 3.3m deep rear extension which would be part single storey and part 2 storey - the two storey element would be at the western end, closest to No 16, and have a width of 4.14m. The roof of the two storey element would be fully hipped and match the existing eaves line; the single storey element would have a lean-to style roof with eaves of 2.3m and maximum height of 3.6m. Materials would match.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

The Borough Design Guide SPD, Dec 2011
And Residential Parking and Cycle Provision SPD, March 2010

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - no adverse comment

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: 2

Summary: No 12 only 1.8m away with glass kitchen door on side to shared passage; height of single storey extension will result in loss of light and outlook from kitchen; conservatory will lose light from mid afternoon from first floor extension; no other first floor extensions and outlook will be spoilt; comment that construction down a 3ft alley will be tricky; double storey will result in loss of light/amenity/overshadowing of No 16, esp to bedroom and lounge; after reviewing additional plan consider 45 degree line would extend approx 80cm across both windows which represents about a third of the total ground floor window width and more for first floor window; photos and plan provided from both objectors

Comment: These issues will be considered below; disturbance and practicalities of the construction process however not a valid planning consideration

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
- (iv) Highways and parking

- (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.

(ii) Impact upon the streetscene

As a rear extension there would be no impact on the streetscene.

(iii) Impact upon residential amenity

In order to assess the impact of loss of light and outlook on neighbours, the 45 degree code has been applied in accordance with paragraphs 5.43 and 5.44 of the Borough Design Guide SPD - this recommends that 45 degree lines should not exceed the centre point of an adjoining window. The agent provided a more detailed plan showing compliance with the 45 degree code and although the dimensions of the window position of No 16 were estimated, the letter of objection from this neighbour and that from No 12 provide confirmation that these dimensions are correct. The occupier of No 16 has calculated the 45 degree line themselves to only cut their window at 80cm ie a third. Therefore the proposed 3.3m deep extension would comply with the 45 degree code and not cut beyond the centre point. Furthermore, the orientation of the site is such that the two storey element closest to No 16 lies to the east and hence would not result in any direct overshadowing except first thing in the morning. The design has included a full hip on the roof and hence the bulk has been reduced as much as possible to further minimise impact.

The 45 degree code line also does not breach the centre point of the kitchen window of No 12. Being to the west, there would however be some overshadowing in this direction in the late afternoon - but regard must be had to the fact that the single storey element alone would be permitted development. Under pd rights a larger single storey extension could be added with a depth of 4m having an eaves height of 3m and overall height of 4m. Therefore the impact of the proposed extension would have a lesser effect and accordingly it would be inappropriate to resist it on amenity grounds.

Overall the proposed part single and part two storey rear extension complies with the adopted SPD and must therefore be considered as compliant with policy CS16. There will obviously be some impact on the neighbours of such an extension who will inevitably be able to see it, but that impact is not so significant as to warrant a refusal of permission.

(iv) Highways and parking

The extension does not result in any additional bedrooms, rather just an enlarged master bedroom with ensuite. Therefore it would be inappropriate to require any additional on site parking.

8 Conclusion

The proposed part single and part two storey rear extension complies with policy and is therefore recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00877

(A)

(B) 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:

Site/Location Plan 1:1250 & 1:500

Existing Ground Floor Plan received 10 August 2015

Existing Ground Floor Plan received 10 August 2015

Existing Elevations Plan received 10 August 2015

Proposed Ground Floor Plan received 10 August 2015

Proposed First Floor Plan received 10 August 2015

Proposed Elevations Plan received 10 August 2015

Proposed Section Drawing received 10 August 2015

Additional Plan for Illustrative purposes only received 08/09/15

Reason: - To ensure provision of a satisfactory development.