
Site Address:	4 School Lane, Emsworth, PO10 7ED		
Proposal:	Single storey rear extension; fenestration alterations.		
Application No:	APP/15/00432	Expiry Date:	30/06/2015
Applicant:	Mr Wilson	Team:	Team 2
Agent:	Mr Wilson	Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style two storey end of terraced property, situated in Emsworth Conservation Area facing onto Emsworth Mill Pond and School Lane. It has a pitched roof of red/brown tiles with elevations of red multibrick. There is a gradual west/east incline to the site and the rear garden has a patio area, gravel, shrubs and a shed to the rear and is enclosed by a 1.3 metre high fence and 1.65 metre high wall to the northern boundary and a 1.8 metre high wall and fence to the southern boundary. There is an open right of way to the rear gardens of the neighbouring properties to the north.
- 1.2 The adjoining neighbouring two storey property is to the north, with a detached chalet style property to the south. The side aspect of a two storey semi-detached property in School Lane is to the rear. The area is of medium density with a mixture of two storey detached, semi-detached and terraced properties of individual age, style and design, reflecting the nature of the Conservation Area.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension of 3.65 metres in depth (reducing to 3.35 metres to the south), 4.7 metres in width with a shallow hipped and pitched roof to an eaves height of 2.3 metres and a ridge height of 3.3 metres, and the provision of a new first floor window in the southern elevation of the property.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
DM20 (Historic Assets)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Propose no objection but ask that the following matters be negotiated if possible:
samples of facing and roofing materials to be agreed.

Conservation Officer

Based on a desktop assessment, the design overall seems fine. Subject to matching bricks, I see no reason why it should not blend into the character of the Conservation Area. The roof pitch is too shallow for tiles, so if the desire is to keep the height down, natural slate would be an acceptable suitable alternative which should be able to accommodate the low pitch.

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: 12

Number of site notices: 1.

Statutory advertisement: 15/05/15.

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 the Conservation Area
- (iv) 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 subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposal is for a rear single storey extension replacing the existing outside toilet, extending across the width of the property with a small inner courtyard and a new first

floor window to the southern elevation. The rear extension would be visible from the public realm and it has a shallow pitched roof which is slightly higher than the existing outbuilding. It is considered the development would improve and regularise the appearance of the property from School Lane. The proposed materials would reflect the existing dwelling which are judged to be appropriate to the property and the context of the conservation area. The design and appearance of the extension is deemed appropriate in relation to the main dwelling and is therefore considered to be acceptable, meeting the requirements of sections of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on the Conservation Area

- 7.4 The property is an unlisted building in Emsworth Conservation Area and the proposal is for a modest single-storey rear extension and new first floor window in the southern elevation which would be visible from public view. It would have a minimal impact on the Conservation Area. Heritage and design and access statements have been submitted as part of the application which cover the requirements of policy DM20 of the HBLP (Allocations).

(iv) Effect on neighbouring properties

- 7.5 The proposal would be built up to the property boundaries, although the roof is of a modest height, hipped away from the neighbour at 16 Bridgefoot Path and there is a distance of 1.8 metres between the properties. There are no windows in the northern elevation of the proposal and it does not extend beyond the line of the neighbouring extension. There is a door in the southern elevation of the extension, however this fronts School Lane and the property opposite is approximately 4 metres away. The new first floor window in the southern elevation has been conditioned to protect the privacy of the neighbour at number 6 School Lane. The property to the rear is in excess of 11 metres away. It is therefore considered that the development is unlikely to lead to overlooking or appear overbearing to the property immediately adjacent to the application site or the properties opposite and to the rear.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would not result in any harm to the character and appearance of the Emsworth Conservation Area and would not result in any significant loss in amenity to neighbouring properties. It is therefore 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/15/00432 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 window at 1st floor level in the south elevation of the building on the proposed floor and elevations plan hereby approved shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times;

and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 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:

Location plan

Block plan

Existing floor and elevations plan

Proposed floor and elevations plan

Design and access statement

Heritage statement

Reason: - To ensure provision of a satisfactory development.