
Site Address:	89 Victoria Road, Emsworth, PO10 7NJ		
Proposal:	Single storey side extension.		
Application No:	APP/15/00291	Expiry Date:	14/05/2015
Applicant:	Ms C Ingram	Team:	Team 2
Agent:	Mr D Manns	Case Officer:	Bee Crawford
	DM Designs		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property with a front gable feature and has a red tiled pitched and hipped roof and elevations of cream painted rough render. The site is level with open vehicular access to the front, consisting of a shingled parking area and some shrubs with a 1 metre high fence to the east and hedging to the west. The rear garden is of a generous depth, mainly laid to lawn with shrubs and two sheds. There is a 1.8 metre high fence and 2 metre high hedge to the eastern boundary and 2 metre high hedging and shrubs to the western and northern (rear) boundary.
- 1.2 The adjoining semi-detached property lies to the west, a pair of two storey semi-detached properties are to the east and opposite the site and allotment gardens are to the rear. The area is of medium density of a mixture of two storey detached, semi-detached and terraced dwellings of a similar age, different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for an irregular shaped single storey side extension of 2.1 metres to the front, 4.46 metres to the side (west), 1.98 metres to the side/rear and 5.5 metres extending beyond the rear corner of the dwelling. It has a mono-pitched and flat roof of 2.9 metres to the eaves and a maximum height of 3.65 metres.

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

Development Engineer - Highways

No adverse comments, although it is recommended condition D45 be added to provide and retain three parking spaces on the site.

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: 7

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
- (iii) Effect on neighbouring properties
- (iv) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The side extension would be visible from the public realm, however the property is situated in a small crescent feature of Victoria Road with a grassed area to the front and is approximately 15 metres from the highway. The development, together with the existing conservatory would result in a sizeable increase to the original footprint of the property, although it is considered that this can be comfortably accommodated within the extent of the site. The design and appearance of the proposal is judged appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. It is therefore deemed there would be no adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The location of the proposal is to be situated on an irregular shaped area of the plot, and part of the development will be fairly close to the boundary with number 87 Victoria Road. However there is an approximate gap of 2 metres between the wall of the extension and the flank wall of the neighbouring property. There are no side windows in the proposed extension and the neighbouring two ground floor side windows are obscure glazed and screened by the 1.8 metre high boundary fence. The proposal is of a modest height and does not project beyond the rear wall of this property. Due to its location, existing screening and the shape of the plot, the development would only be marginally visible from the property at number 91 and there are no properties to the rear of the site. It is therefore considered the development is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the existing dwelling.

(iv) Parking

- 7.5 A parking plan has been provided showing the provision of 3 parking spaces in accordance with the Council's parking standards.

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/15/00291 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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 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:

Site location plan

Proposed block and parking plan

Drwg No. 01A - Existing and proposed floor and elevation plans

Reason: - To ensure provision of a satisfactory development.