
Site Address:	5A, Honeysuckle Cottages, Victoria Road, Emsworth, PO10 7NH		
Proposal:	Rear extension.		
Application No:	APP/15/00647	Expiry Date:	18/08/2015
Applicant:	Mrs J Perryer	Team:	Team 2
Agent:		Case Officer:	Rachael McMurray
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is situated within Victoria Road in Emsworth. The site comprises a semi-detached dwelling, recently constructed this year. It is a two-storey dwelling of brick and tile construction with an on site parking space at the front of the property. The rear garden is flat in level and enclosed by a 1.8m high fence.

2 Planning History

APP/13/00862

Reserved matters relating to appearance and landscaping. Permitted.

APP/13/00049

Ext of time limit for implementation of Planning Permission 09/63716/00. Permitted.

09/63716/000

Outline application for erection of 2no. 3 bedroom dwellings with associated parking and access to Victoria Road. Permitted.

3 Proposal

Single storey rear extension.

Planning permission is required due to a condition on the original planning permission for the property which removes PD rights for extensions. The condition is set out below:

Condition 5 of Planning Permission APP/13/00049

'Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or hard surface permitted by Part 1, Classes A, B, C, E of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, as amended, shall be constructed within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenities of the neighbouring residential properties and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012'.

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

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

5 Statutory and Non Statutory Consultations

None required

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: 6

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 the design
- (iii) Impact upon the neighbouring properties

(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) Appropriateness of the design

The extension would extend out 3.9m. It would include a flat roof design with a lantern feature. It would have a height of 3m. Overall it would be in keeping with the character of the main property, utilise matching materials and fenestration. Adequate amenity space would remain in the rear garden.

(iii) Impact upon the neighbouring properties .

The attached neighbour at No. 5B has not been extended at the rear, therefore the proposed rear extension would inevitably have more visual impact. Although the proposed depth of 3.9m is over what is normally considered acceptable for permitted development (3m), the government have increased the limits of PD rights so that terraced or semi-detached dwellings could now have rear extensions of up to 6m, subject to a neighbour consultation scheme.

Whilst the PD rights for this property have been removed, this does not necessarily mean that rear extensions are unacceptable in principle so long as adequate amenity space remains. As it would in the case of this site, it is considered that the 3.9m depth extension would be acceptable in terms of its visual impact from the neighbouring property.

8 **Conclusion**

The application 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/15/00647 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 plan - P1
Block Plan - DN: SKE 004
Proposed floor plan - DN: SKE 001
Proposed elevations - DN: SKE 002

Reason: - To ensure provision of a satisfactory development.