
Site Address:	3 Swan Close, Emsworth, PO10 7BQ		
Proposal:	Single storey rear extension.		
Application No:	APP/15/00743	Expiry Date:	08/09/2015
Applicant:	Mr Duncan	Team:	Team 2
Agent:	Mr Wild	Case Officer:	Karen Wooden
	Helyer Davies Architects		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Swan Close is a small cul-de-sac, located off King Street, which falls within Emsworth Conservation Area and an Area of Outstanding Natural Beauty, and leads to Chichester Harbour. No. 3 Swan Close is a detached bungalow of brick construction with a pitched tiled roof. The dwelling is arranged into a 'T' shape and the north west section is an annex flat with separate parking and garden space.
- 1.2 The rear of the property is paved with natural screening to both the east and west boundaries, with the southern aspect looking directly onto the water's edge.
- 1.3 A private path leads between No's 2 and 3 Swan Close down to the foreshore. This is locked and not accessible for members of the public to use.

2 Planning History

06/66568/001 - Single storey extensions to front (north) and rear (south). Permitted 27.08.02.

02/66568/000 - Single storey extensions to north and south elevations and open lean-to (west elevation). Permitted 10.07.06.

3 Proposal

- 3.1 Single storey rear extension

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy - No comments received.

Conservation Officer - It is not considered that there will be a material impact on the character and appearance of the Conservation Area, therefore no objection.

Coastal Engineering - No comment to make on minor extension.

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: 5

Number of site notices: 1

Statutory advertisement: 31/07/2015

Number of representations received: 1

Summary: In support of the application

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) Effect on Emsworth Conservation area and Chichester Harbour

- (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 design

The proposed extension would not be visible from the streetscene. The design, scale and appearance are considered to be appropriate in context to the existing dwelling. The Conservation Officer considers that the proposal will not have a material impact on the Conservation Area. No objection has been received by Chichester Harbour Conservancy. Therefore the application is considered to be acceptable, meeting the requirements of policy CS12, CS15 and CS16 of the Havant Borough Local Plan (Core Strategy).

- (iii) Effect on neighbouring properties

No objections have been received in relation to this application. 1 letter of support has been received and the owners of the property to the east of the application site raised no concerns when the case officer visited their property to assess any impact the

proposal may have. Due to natural screening and location of the proposal it is not considered that the extension would have a negative effect on the neighbouring properties.

(iv) Effect on Emsworth Conservation area and Chichester Harbour

- 7.2 The Conservation Officer commented that the proposal will not have a negative impact on the Conservation Area. Chichester Harbour Conservancy submitted no comments. It is therefore considered to meet the objectives of policy CS12 of the Havant Borough Local Plan (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/15/00743 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.