
Site Address:	22 Nore Farm Avenue, Emsworth, PO10 7NA		
Proposal:	Single storey rear extension.		
Application No:	APP/15/00820	Expiry Date:	21/09/2015
Applicant:	Mr M Fuller	Team:	Team 2
Agent:	Mr P White	Case Officer:	Tina Pickup
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the eastern side of Nore Farm Avenue which is characterised by detached bungalows with predominantly hipped roofs with a fairly consistent ridge line. The bungalows are all generally set back some 7-9m from the highway and have frontage off road parking. No 22 has an attached flat roofed garage on the southern side such that this forms the southern boundary with No 20. To the rear the application site has an old lean-to conservatory. The land is level with 1.5m high close boarded fences to both side boundaries. To the north, No 24 is aligned approximately in line with the application site, and the side boundary to No 24 slightly tapers such that the maximum separation is about 3m - and a covered canopy side walk has been created in this area serving the side kitchen door of 24. No 20 to the south is set slightly further into the plot and is more aligned with the applicants conservatory addition; it has also added a rear dormer and conservatory.

2 Planning History

None

3 Proposal

As initially submitted the scheme proposed raising the ridge by 0.2m and extending to the rear with a full height and width gable end - this extension projected 3.3m and had a resultant height of 6.2m. This enabled the roof area to be used for first floor accommodation to create 2 additional bedrooms and 4 side velux windows were proposed.

However, following concerns (see below), amended plans were submitted which significantly changed the proposal to a single storey extension only having an enlarged depth of 4m. The height has been reduced to 4.6m by utilising a double gable/valley roof. Four rooflights are still proposed in the side roofslopes.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: **1 to original proposal**

0 were received to amended proposal

Summary: Footprint increased, within 3m, will over-shadow blocking natural light being oppressive; Nore Farm estate primarily bungalows with hipped roofs and use of gable end not sympathetic and greater impact on neighbours; value of property affected

Comment: See comments below

7 Planning Considerations

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

The original submission included a small increase to the height of ridge, which has

been undertaken by other dwellings in the road and was not objectionable in visual street scene terms. The revised single storey rear extension would not be visible from the street scene and would therefore have no visual impact.

(iii) Impact upon residential amenity

The original submission would have resulted in a significant increase in roof mass and bulk which would have had an adverse impact on the outlook from No 24. Furthermore, due to the sites orientation, the added height would have resulted in overshadowing to No 24. The letter of objection to this proposal was considered material and valid.

These issues were discussed with the agent and applicant and amended plans submitted completely omitting the proposed first floor accommodation. To compensate for the loss of first floor space, instead the single storey extension is proposed at 4m deep. The roof of the rear extension has been lowered to 4.6m with a double gabled ridge on the rear elevation. The existing eaves line is maintained. This revised design will have significantly less impact on the occupiers of No 24. Whilst they will still be able to see the extension and its presence will inevitably affect outlook to a degree, regard must be had to the fact that the depth of extension is within permitted development rights and it is only because the roof exceeds 4m that permission is now required. The roof is hipped away from No 24 and with a separation of in excess of 3m, then the added 0.6m in height is not considered to materially affect the amenity of the neighbours.

Some overshadowing will result simply because the extension is due south of No 24, but again the material difference of the added height compared to a permitted development extension is considered minimal. On balance the impact on the residential amenity of the occupiers of No 24 is considered marginal and acceptable. With respect to No 20 the impact is less - they are due north of the extension and so will have less overshadowing, and set further forward so their outlook is less affected.

(iv) Highways and parking

The original plans increased the number of bedrooms to 4 and thus 3 on site parking spaces would have been required - and there is ample frontage area to provide these. However the reduced scheme omits a bedroom and the bungalow remains a 3 bed dwelling and as such there is no need to require additional on site parking.

8 Conclusion

The revised single storey scheme is considered acceptable without having any undue harm on the amenity of neighbouring residents. It is therefore considered compliant with policy CS16 and recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00820, 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:

Location and Site Plan Drawing Number Planning/003

Existing Plans & Elevations Drawing Number Planning/001

Proposed Plans & Elevations Drawing Number Planning/002 Rev A

Reason: - To ensure provision of a satisfactory development.