
Site Address:	86 Victoria Road, Emsworth, PO10 7NJ		
Proposal:	Application for non-material amendments to doors, windows and the wall of the rear extension.		
Application No:	APP/14/00335	Expiry Date:	23/04/2014
Applicant:	Mr C Roberts	Team:	Team 2
Agent:	Mrs L Galloway	Case Officer:	Tina Pickup
	Caldotec Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a semi detached two storey dwelling with a hipped roof. The dwelling is sited on the junction of Victoria Road and Bosmere Gardens such that it is a corner plot having access from Bosmere Gardens. The corner location means that the dwelling is sited at right angles to nos 110 to the south where a high evergreen hedge provides the boundary treatment. Generally the area is characterised by two storey semi detached dwellings.

2 Planning History

APP/12/00880 - Two storey side extension following demolition of existing garage, incorporating new integral garage. Part single storey, part two storey rear extension. Withdrawn. 21/10/2012

APP/12/01254 - Part single, part two storey side extension following demolition of existing garage incorporating new integral garage. Single storey rear extension. (Revised Application.) Permitted 24/1/13

3 Proposal

- 3.1 The proposal seeks some minor amendments to the internal layout, size and fenestration of the previously approved scheme, together with a front porch addition. The rear extension is increased in depth from 2.85m to 3.2m and the fenestration in the rear elevation is reduced from patio doors and a window to just a window, resited to be more central. The two storey side extension remains the same size but the fenestration changes include reducing the size of the integral double garage door on the front elevation from 3.4m 2.6m. On the rear elevation of this element of the extensions the changes are at ground floor only and involve the addition of a door to the rear of the garage and glass opening doors in the original part of the house serving the re-configured lounge.
- 3.2 The plans also show the addition of a porch measuring 1.5m deep x 2m wide having a hipped roof 3.4m high. This height exceeds that permitted under p.d so needs to be considered as part of this amendment.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 0

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 The principle of the development has been established under APP/12/01254. It is therefore considered that, having regard to the relevant policies of the development plan, the main issue arising from this application is whether the minor changes affect :

- (i) Neighbouring residential amenity
- (ii) Visual appearance in street scene

(i) Neighbouring residential amenity

7.2 The fenestration changes are all at ground floor so no additional windows are proposed at first floor. The screening between the site and 110 to the south is adequate to protect privacy between neighbours. The changes are not considered to have any additional detrimental affect on the amenity of adjacent residents.

(ii) Visual appearance in street scene

7.3 At application stage the spacing between properties was an important issue following a dismissed appeal at 110 to the south for an additional dwelling. The reduction in first floor area and inclusion of staggered ground floor element was specifically negotiated to maintain suitable separation distance and space about the application site and nos 110. The minor amendments now being sought do not affect the first floor roofline or space about property in street scene terms. There is a marginal increase in size of rear extension, but this is located within the private domain of the rear garden, the increase is very minor and would not affect the overall separation distance visible from the street scene.

- 7.4 The proposed front porch is considered to be modest and well designed and adds lift to the front elevation. The porch provides some depth and interest to the front elevation which is otherwise quite long and flat. It is considered to provide an enhancement to the overall design in street scene terms.

8 Conclusion

- 8.1 The proposed amendments are not considered to result in any material harm to the amenity of neighbours or the street scene. The proposed porch is considered an improvement to the scheme which is therefore recommended for approval.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00335

(A)

(B) subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number 12004/04/b

Reason: - To ensure provision of a satisfactory development.