
Site Address:	581 Southleigh Road, Emsworth, PO10 7TE		
Proposal:	Two storey side and single storey front extension following demolition of existing garage.		
Application No:	APP/15/00776	Expiry Date:	09/09/2015
Applicant:	Mr Harrison	Team:	Team 2
Agent:	Mr I Marshall	Case Officer:	Bee Crawford
	Ian Marshall		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached older style property and an attached garage. It has a brown tiled pitched roof, with elevations of red multi-brick and painted pebble-dash at first floor. The site is level and there is vehicular access to the property which is open to the front with a tarmaced area, and hedges to the eastern and western boundaries. The rear garden which has a depth in excess of 30 metres, is mainly laid to lawn with a patio area and a summerhouse at the end of the garden. There is a 1.8 metre high hedge and fence to the eastern boundary, a 1.8 metre high wall and 2 metre high hedge to the western boundary, and a 1.8 metre high fence to the northern (rear) boundary.
- 1.2 The adjoining property of the same style and design lies to the west and a modern two storey detached property is to the east in Anthony Way. This is a pedestrianised thoroughfare which also provides access to Birch Tree Drive. Opposite the site is a detached older style bungalow and the garden of a property in Grenfield Court is to rear of the site which due to the plot size is some distance away. The surrounding area is of medium density consisting of a mixture of 2 storey detached, semi-detached and terraced properties and detached bungalows of individual style, design and age range.

2 Planning History

APP/13/01229 - Single storey side extension and partial conversion of garage, permitted 05/02/2014 but not yet implemented.

3 Proposal

- 3.1 The proposal is for the construction of a two storey side and single storey front and rear extensions. The total depth of the extension is 12.7 metres (two storey element 7.65 metres, single storey front element 2.4 metres and single storey rear element 2.65 metres) and the width 3.1 metres. The two storey section has a pitched roof with a valley to an eaves height of 5.5 metres and a total height of 7.9 metres. The single storey front section has a mono-pitched roof to an eaves height of 2.6 metres and a ridge height of 4.2 metres and the single storey rear section is a continuation of the existing rear extension with a mono-pitched roof of 2.2 metres to the eaves and 3.5 metres to the ridge.

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

The Highway Authority has no adverse comment to this application. I suggest to the planning Authority that they condition the provision and retention of three parking spaces in order to comply with HBC car parking standards.

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

(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 new extension would be visible from the public realm and is a continuation of the

existing property, replacing the existing garage and would be adjacent to Anthony Way. The development would result in a generous increase to the original footprint of the property, although it is considered this can be comfortably accommodated within the extent of the site. For the extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions are subservient to the main dwelling, set back from the building line and have a lower ridge height and recommends two storey side extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

- 7.4 The two storey element of the extension is set back 0.8 metres from the front elevation of the dwelling and the highest point is 0.8 metres below the existing ridge height and consequently deemed to be subservient to the main dwelling. It is situated 14 metres from Southleigh Road and whilst it will be built up to the eastern boundary, this is adjacent to the public thoroughfare of Anthony Way which is approximately 2.7 metres wide. Although the development would be visible from the front and side of the property it is considered any impact on the streetscene would be minimal and that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.5 The proposal has one small first floor window in the side (east) elevation of the extension and abuts a public highway, the property to the east being approximately 3 metres away. The window is located 3.5 metres away from the rear wall of the property at number 5 Anthony Way and it is considered unlikely there would be an adverse effect on this neighbouring property. Due to permitted development regulations any future additional windows in the side elevations of the extension at first floor and above would have to be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, to alleviate the possibility of overlooking. Whilst there are new windows in the rear elevation of the extension, it does not extend beyond the rear wall of the existing dwellinghouse and the properties to the rear are in excess of 30 metres away. It is judged the proposal would only be partially visible from the adjoining property (which benefits from a similar type of extension), therefore having nominal impact.
- 7.6 No objections were received regarding the scheme and it is therefore considered that the proposal is unlikely to lead to any overlooking, loss of light or appear overbearing and would have negligible impact on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of sections of policy CS16 of the HBLP (Core Strategy).

Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is 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/15/00776 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
Block plan
Drg No 1 Proposed ground floor layout plan
Drg No 2 Proposed first floor layout plan
Drg No 3 Existing and proposed elevations plan
Drg No 4 Existing ground floor layout

Reason: - To ensure provision of a satisfactory development.