
Site Address:	36 Bath Road, Emsworth, PO10 7ER		
Proposal:	Single storey rear extension.		
Application No:	APP/15/00280	Expiry Date:	05/05/2015
Applicant:	Mr Robinson	Team:	Team 2
Agent:	Mr Robinson	Case Officer:	Bee Crawford
	FR Design		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style two storey end of terrace property, situated in Emsworth Conservation Area facing onto Emsworth Mill Pond. It has a pitched and hipped grey tiled roof with elevations of red multibrick and white render to the front, with white painted brickwork to the rear. The long level rear garden has a patio area, grass, shrubs and a shed to the rear and is enclosed by 1.8 metre high fencing/hedging to all boundaries.
- 1.2 The adjoining neighbouring two storey property of a similar age, style and design is to the south, with the property to the north being an older style end of terrace. The rear garden of a property in Watersedge Gardens is to the west (rear). The area is of medium density with a mixture of two storey detached, semi-detached and terraced properties of individual age, style and design, reflecting the nature of the Conservation Area.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension of 4 metres in depth (reducing to 3.3 metres to the north for a width of 1.9 metres), 5.676 metres total width with a shallow mono-pitched roof and rooflight to a height of 2.75 metres behind a parapet wall of 2.9 metres.

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
DM20 (Historic Assets)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

No objection.

Arboriculturalist

No objections to application, no conditions 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: 4

Number of site notices: 1

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 the Conservation Area
- (iv) 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 subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposal is for a rear single storey extension extending across the width of the property, replacing the existing small addition. The development has a shallow pitched roof behind a small parapet and would be subservient to the main dwelling. The proposed materials would reflect the existing dwelling with white rendered brickwork, wooden windows and metal doors, which are considered to be appropriate to the property and the context of the conservation area. The design and appearance of the extension is deemed appropriate in relation to the main dwelling and is therefore considered to be acceptable.

(iii) Effect on the Conservation Area

7.4 The property is an unlisted building in Emsworth Conservation Area and the proposal is for a modest single-storey rear extension which is well contained and screened from

public view. It would have a neutral impact on the Conservation Area. A design and access statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations).

(iv) Effect on neighbouring properties

- 7.5 The proposal would be of a modest height with a shallow pitched roof, lower than the existing addition and does not extend beyond the neighbouring extension at number 37, and is of a similar depth to the extension at number 35. There is a small window in the northern elevation of the extension which is approximately 0.9 metres away from the boundary and would be partially screened by the existing 1.8 metre high fence. The garden of the property is of a generous depth and it is deemed the proposal would not result in overdevelopment of the site and the remaining amenity space would not be compromised. It is therefore considered that the development is unlikely to lead to overlooking or appear overbearing to the to the properties immediately adjacent to the application site.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would not result in any harm to the character and appearance of the Emsworth Conservation Area and would not result in any significant loss in amenity to neighbouring properties. It is therefore 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/15/00280 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:

Drwg No. JG.02.15.001	Location and block plan
Drwg No. JG.02.15.002	Existing floor plans
Drwg No. JG.02.15.003	Proposed floor plans
Drwg No. JG.02.15.004	Existing elevations plan
Drwg No. JG.02.15.005	Proposed elevations plan
Drwg No. JG.02.15.006	Proposed section plan

Reason: - To ensure provision of a satisfactory development.