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|-----------------|-----------------------------------------------------------------------|---------------|--------------|
| Site Address:   | 27 Hollybank Lane, Emsworth, PO10 7UE                                 |               |              |
| Proposal:       | Front extension to garage with attached section to existing dwelling. |               |              |
| Application No: | APP/14/00155                                                          | Expiry Date:  | 15/04/2014   |
| Applicant:      | Mr S Francis                                                          | Team:         | Team 2       |
| Agent:          |                                                                       | Case Officer: | Bee Crawford |
| Ward:           | Emsworth                                                              |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a detached bungalow with attached car port and garage which has had the benefit of previous extensions. It has a brown pitched tiled roof with a tile hung dormer to the south and elevations of red multibrick and white render. The site is open to the front (east) with a 1 metre high fence rising to 2 metres to the northern boundary and shrubs to the southern boundary. The front vehicular access leads to an area of tarmac providing ample parking provision. The rear garden is level and is mainly laid to lawn with a screened patio area, shrub borders and a shed and is enclosed to all boundaries by 1.8 metre high fencing.
- 1.2 There are detached bungalows of individual style and design to the north and south, the rear garden of a detached property in Cumberland Avenue is to the rear and a detached bungalow on a corner plot lies opposite the site. The area is of medium density with a mixture of detached bungalows and two storey detached properties of individual style, design and age range.

## **2 Planning History**

None relevant to this application.

## **3 Proposal**

The proposal is for the demolition of the existing garage and car port and for the construction of new garage of 10 metres in depth, 2.6 metres in width at the front, increasing to 3.8 metres in width at the rear with a flat roof and hip to the front to a total height of 2.5 metres. The new garage will be attached to the dwelling and existing single storey rear extension and its location will provide additional rear garden amenity.

## **4 Policy Considerations**

### National Policies

National Planning Policy Framework 2012

### 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**

### **Arboriculturalist**

No arboricultural objections. A condition needs to be included to ensure that the TPO trees are protected during construction either by a statement or tree protection plan.

## **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: 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 subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposed new garage extension would be visible from the public realm, projecting approximately 4 metres beyond the line of the existing garage, although it does not project beyond the line of the existing dwelling which is set back in excess of 15 metres from the front boundary. It is therefore considered there would be minimal impact on the existing streetscene. The design and appearance of the proposal is deemed appropriate in context to the main building and is considered to be acceptable.

(iii) Effect on neighbouring properties

7.4 The new garage is to be built on the northern boundary and will project approximately

4 metres beyond the existing garage. The height of the garage is 2.5 metres and extends 0.5 metres above the existing boundary fence. The neighbouring property at number 29 is approximately 1.5 metres away from this fence and it is therefore deemed this distance and the existing screening is sufficient to minimise any perception of appearing overbearing. The proposal is around 10 metres away from the properties to the south and rear (west) of the site. It is considered the development would have negligible impact on the properties immediately adjacent to the existing dwelling and the property to the rear.

## **8 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/14/00155 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 not commence until a tree protection plan, demonstrating how the trees on site will be protected during the construction phase, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved plans..  
**Reason:** Policy DM8 to protect the conservation and enhancement of existing natural features.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
Location plan  
Block plan  
Sketch 1 - Existing elevation and floor plan  
Sketch 2 - Proposed elevation and floor plan

Existing and proposed south elevation  
Proposed elevations and floor plan

**Reason:** - To ensure provision of a satisfactory development.