
Site Address:	2A Long Copse Lane, Emsworth, PO10 7UL		
Proposal:	Single storey rear extension and extended terrace.		
Application No:	APP/14/01070	Expiry Date:	08/12/2014
Applicant:	Mr & Mrs Sievers	Team:	Team 2
Agent:	Mr Farrer	Case Officer:	Bee Crawford
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property and detached garage to the west, situated on a good sized plot. It has a brown tiled shallow pitched roof and a brown tiled mono-pitched roof to the front porch, and elevations of red multibrick with shiplap cladding at first floor level to the front. There is vehicular access to the front via a 1.1 metre high 5 bar gate and the front garden has a concrete drive, and areas of gravel, shrubs and grass together with a 1.65 metre high gates leading to the garage and rear garden. The front garden is enclosed to the north by hedging and mature trees in excess of 2 metres high, a 1 metre high fence to the west and 2 metre high hedging to the east. The property is at a higher level to the property at number 4 to the west and there is a north south decline to the rear garden, with the current dwellinghouse and patio being a minimum of 0.6 metres higher than the garden. The rear garden is in excess of 30 metres in depth and is mainly laid to lawn with a patio, rockery, shrubs and a shed. It is enclosed by a 1.8 metre high fence to the eastern boundary, a 2 metre high hedge to the southern (rear) boundary and a 1.8 metre high fence to the western boundary.
- 1.2 There is a large detached chalet style dwelling of individual age, style and design situated at a lower level to the east, a large detached older style property of individual age, style and design to the west and the side garden and aspect of a detached two storey property of individual age, style and design in Hollybank Lane to the south (rear). A well screened two storey detached property of individual age, style and design lies opposite the site. The surrounding area is of low to medium density consisting of a mixture of large two storey and chalet style dwellings of individual age, style and design and two storey terraced houses in Wraysbury Park Drive.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 Following the submission of amended plans received 11 November, the proposal is for a single storey rear extension of 4 metres in depth, 8.6 metres in width with a mono-pitched and flat roof of 2.1 metres to the eaves and a total height of 3.05 metres, incorporating rooflights and a canopy over the existing rear door. The development also includes the extension of the existing terrace area, projecting beyond the rear wall of the extension by 3.8 metres to a maximum height of 0.9 metres.

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

None.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of support has been received from one address making the following comment:

The applicants at 2a Long Copse Lane have fully acquainted us with their proposals and we approve of them.

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 proposal would be attached to the rear of the property and would not be visible from the public realm. The extension would result in a reasonable increase to the original footprint of the property, which can be comfortably accommodated within the extent of

the site. The design and appearance of the development is deemed appropriate in context to the main building and is therefore considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.4 The proposal would not be visible from the front of the property, and the site is well screened to the southern (rear) and western boundaries, with the development being approximately 2 metres from the boundary with number 2 Long Copse Lane. The extension would be situated close to the eastern boundary and there is a high level window to the eastern elevation, however a letter of support for the scheme has been submitted by the occupiers of number 4 Long Copse Lane. Due to the difference in ground levels between the two sites, the extension could be perceived to be overbearing with an element of overlooking to the ground floor side window in the western elevation of the adjacent property at number 4. Conditions requiring this window to be obscure glazed and restricting the provision of any additional windows in the eastern elevation of the extension is recommended to limit any further risk of overlooking.
- 7.5 The eaves and total height of the extension (including the existing raised terrace) would fall only slightly over the limits for permitted development and it is considered that this would not be sufficient grounds to warrant a refusal. The extended terrace does not project beyond the rear threshold of the neighbouring property at number 4 Long Copse Lane and it is screened from the property to the west by the existing garage. It is therefore considered that the development would have negligible impact on the properties immediately adjacent to the application site 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.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01070 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 window in the east elevation of the development shown on drawing no. P_02A hereby approved shall at all times be and remain glazed entirely with

obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the east elevation of the development without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Drawing No. P_03A	Location and block plan
Drawing No. EX_01	Existing floor plans
Drawing No. EX_02	Existing elevations plan
Drawing No. P_01A	Proposed floor plans
Drawing No. P_02A	Proposed elevations and section plan

Reason: - To ensure provision of a satisfactory development.