
Site Address:	22A Beacon Square, Emsworth, PO10 7HU		
Proposal:	Single storey and two storey side extension, new pitched roof over garage and existing side extension to replace flat roof, revised cladding, adjusted driveway hardstanding and new boundary fence to eastern elevation		
Application No:	APP/15/00109	Expiry Date:	31/03/2015
Applicant:	Mr & Mrs Brearley	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 large two storey detached dwelling with an attached flat roofed garage to the side, situated on a generous plot. It has a shallow brown tiled pitched roof with flat roofed elements and elevations of red and yellow multibrick, cream painted brickwork and tile hanging to part first floor. The site is level with open vehicular access via a private drive to the front, which has block paving, grass and shrubs, enclosed by a fence and gate providing access to the rear. The rear/side garden is mainly laid to lawn with a patio area, shrubs and a shed and has a 1.6 metre high fence and shrubs to the western boundary, a 1 metre high wall to the southern boundary and a 2 metre high wall to the northern boundary.
- 1.2 Large two storey detached properties lie to the north, south and opposite the site and the substantial garden of a property in Warblington Road is to the rear. The surrounding area is of low to medium density consisting of a mixture of large detached two storey dwellings of different ages, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a two storey and single storey front extension, a single storey front infill extension, a pitched roof over the existing garage continuing as a mono-pitched canopy roof over the existing flat roof front projection. The two storey and single storey front extension is 3.15 metres in depth, part extending to 4.35 metres at ground floor and 2.9 metres in depth at first floor with an overall width of 3.1 metres. It has a mono-pitched and hipped roof to a total height of 3.4 metres at single storey and a pitched roof with an eaves height of 4.7 metres and ridge height of 6 metres at first floor. The single storey front infill extension is 3.3 metres in width and 1.3 metres in depth. The new pitched roof over the garage has a ridge height of 3.9 metres and the mono-pitched roof which continues over the flat roof front projection is 3.4 metres high. Other alterations annotated on the plans do not require planning permission.

4 Policy Considerations

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: 5

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 and impact on the streetscene
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable in principle subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposed development would be partially visible from the public realm, although the property is situated in a varied streetscene, is screened by established hedging and is in excess of 10 metres away from the highway. The proposal would result in a modest increase of the footprint of the property which can be comfortably accommodated within the extent of the site. There is adopted supplementary planning guidance in the form of the Borough Design Guide which advises that two storey front extensions will only be acceptable where the building is set well back from the street and it is deemed this part of the proposal meets this requirement. It is considered the remaining elements of the development would enhance the external appearance and would be appropriate in relation to the existing dwelling.

- 7.4 It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.5 The new windows in the eastern elevation of the development are at ground floor level only and obscure glazed. There is a ground floor window and rooflight in the southern elevation of the proposed extension and a window at first floor level in the northern elevation. Whilst the development is at the front of the property, the neighbouring properties are all in excess of 20 metres away and it is considered the proposal would not lead to any overlooking, loss of light or appear overbearing.
- 7.6 It is deemed that there is no requirement for a condition restricting additional windows at first floor level due to the existing number of first floor windows and the location of the dwelling in relation to neighbouring properties.
- 7.7 It is therefore considered that the proposal would have negligible impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

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/15/00109 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:

Reason: - To ensure provision of a satisfactory development.