
Site Address:	58 Havant Road, Emsworth, PO10 7JG		
Proposal:	Rear single storey extension.		
Application No:	APP/13/01134	Expiry Date:	21/03/2014
Applicant:	Mr M Brown	Team:	Team 2
Agent:	Mr D Treagus	Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large older style three storey detached property with an attached garage to the side on a generous plot, situated on the main road between Havant and Emsworth. It has a brown tiled pitched roof with pitched roof, tile hung dormers to front and rear, and elevations of red multi-brick. The site is level with vehicular access to the front and a shingle parking area and shrub border, which is enclosed by a 1.8 metre high brick wall to the northern boundary and 2 metre high hedges to the eastern and western boundaries. The sizeable rear garden is mainly laid to lawn with shrub borders, a patio area and a shed at the end of the garden. It is enclosed by a 1.5 metre high wall rising to 1.8 metres to the western boundary, a 1.8 metre high fence to the southern (rear) boundary and a 2 metre high hedge to the eastern boundary.
- 1.2 There are large three storey detached dwellings of a similar age and style to the east and west of the property and the side aspect of a large rear garden of a property in Beach Road to the south. A large three storey detached property lies opposite the site. The surrounding area is of medium density consisting of a mixture of large two and three storey detached properties of individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is to replace the existing conservatory with a single storey rear extension of 5.5 metres in depth, 4.9 metres in width with a flat roof to a height of 3.5 metres including a roof lantern with a maximum height of 3.75 metres.

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

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
- (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 development would result in a reasonably modest increase to the original footprint of the property and it is considered that this can be comfortably accommodated within the extent of the site. The design and appearance of the extension 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 does not have any windows on the eastern side elevation which is set in from the site boundary by approximately 1.6 metres and is screened by a mature 2 metre high hedge. Most importantly this proposed brick elevation replaces a fully glazed conservatory wall; to this end it is not considered appropriate to remove PD rights for new openings at

ground floor level. The glazed doors in the western elevation are approximately 5 metres from the site boundary and would be partially screened by the existing 1.8 metre high wall and shrubs. Whilst there are windows in the southern elevation, this is in excess of 30 metres away from the end of the garden. Due to the location of the proposal, the existing screening and the depth of the site, it is considered that the development is unlikely to lead to overlooking or appear overbearing, and 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/13/01134 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:

Drg No 13.203.01 Rev A - Location plan, block plan, proposed elevations and proposed floor plan
Existing floor and elevation plan received 11 November 2013

Reason: - To ensure provision of a satisfactory development.