
Site Address:	39 Horndean Road, Emsworth, PO10 7PU		
Proposal:	Single storey rear extension to replace existing conservatory.		
Application No:	APP/14/00764	Expiry Date:	15/09/2014
Applicant:	Mr & Mrs Price	Team:	Team 2
Agent:	Mr Farrer	Case Officer:	Tina Pickup
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This is a substantial Edwardian semi-detached dwelling located on the south-west side of Horndean Road. The property has an existing conservatory on the rear, which is 'L' shaped having a depth of 3.6m and 5m. It links into a line of single storey outbuildings that back onto the south-eastern boundary, providing a buffer between the adjacent dwelling at No 37. The site is relatively flat and a gravel drive to the front provides parking for several vehicles.

2 Planning History

90/53077/002 - felling of TPO Cedar tree

3 Proposal

The proposal involves the replacement of the conservatory with a rear extension of the same depth, but without the recess. It would have brick elevations with sliding patio doors, an eaves height of 2.3m with sloping tiled roof of max height 3.4m before a flat area behind. An orangery style box roof light which would have a max height of 4m is included within the flat roof area, and another flat roof light. A chimney is proposed within the north-west elevation.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations), July 2014

AL1 - Presumption in favour of sustainable development

and Borough Design Guide, 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 1

Summary: letter of support/ no objection from neighbour at 37.

Comment:

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) Design and Impact on Neighbouring amenity

(i) Principle of development

7.2 The site lies within the built up area of Emsworth where new development is acceptable in principle, subject to policy and detailed development control considerations.

(ii) Design and Impact on Neighbouring amenity

7.3 The proposed design has kept the height of the extension down by using a flat element behind the sloping roof. As a result the overall height sits at a lower level than the ridge of the outbuildings on the common boundary with No 37 and hence the proposal will not be visible from No 37 at all, it is totally screened. The boundary with No 41 comprises a brick wall and mature hedging. The side elevation of the extension, with chimney, would be some 5m from the boundary with No 41 - there will be no detrimental impact on the occupiers of No 41. The site is substantial and can readily accommodate a rear extension of this size.

8 Conclusion

8.1 The proposed rear extension is totally enclosed within the rear garden and will cause no harm to the amenity of neighbouring residents - it therefore complies with policy CS16 and it is recommended to grant planning permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00764

(A)

(B) 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:

Location and Block Plan Drawing No P_01

Existing Plans Drawing No 100

Proposed Plans Drawing No SD_03

Reason: - To ensure provision of a satisfactory development.