
Site Address:	127 Brook Gardens, Emsworth, PO10 7LL		
Proposal:	Single storey rear extension to replace conservatory.		
Application No:	APP/15/00034	Expiry Date:	06/03/2015
Applicant:	Mr Davies	Team:	Team 2
Agent:	Mr Helyer	Case Officer:	Bee Crawford
	Helyer Davies Architects		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property and integral garage with a shallow brown tiled pitched roof and flat roof projection to the garage. It has elevations of red/yellow multibrick and tile hanging to the front at first floor. The site is level and the rear garden is laid to lawn with shrubs and a shed and is enclosed to all boundaries by fencing to a maximum height of 2 metres.
- 1.2 To the north and opposite are two storey semi-detached properties, the adjoining property of the same style and design lies to the south and to the rear (west) are the rear gardens of properties in Far Meadow Way. The surrounding area is of medium density consisting of a modern estate of two storey detached and semi-detached dwellings and bungalows of a similar age, style and different designs.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a single storey rear extension of 3 metres in depth, 6.2 metres in width with a mono-pitched roof of 2.6 metres to the eaves and a total height of 3.7 metres following the demolition of the existing conservatory. The extension falls within the criteria of permitted development, however the applicant would like to proceed with the application.

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

Arboriculturalist

No arboricultural concerns.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

CHECK FRIDAY

Summary:

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) 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 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 development is not visible from the front of the property and only partially visible from the adjacent properties due to the existing screening. Whilst the proposal extends across the width of the property, the depth is 2.2 metres less than the existing conservatory and the proposal falls within the scope of permitted development. It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or the properties 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/15/00034 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:

Drawing No 12137/01 Location plan, block plan, existing and proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.