
Site Address:	15 Racton Road, Emsworth, PO10 7SY		
Proposal:	Single storey rear extension.		
Application No:	APP/14/00068	Expiry Date:	20/03/2014
Applicant:	Mr & Mrs Webb	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 two storey end of terrace dwelling of a row of four properties which has been previously extended. It has a brown pitched tiled roof and elevations of red multi-brick with cladding to the gable ends of the side extension. The site is level with vehicular access to the front and a shingle parking area, enclosed by a 1 metre high brick wall with piers to the northern boundary, a 1.8 metre high fence to the eastern boundary and a hedge to the western boundary. The rear garden is mainly laid to lawn with a shrub border, a patio and a decking area and shed at the end of the garden. The garden is enclosed by 1.8 metre high fences to all boundaries.
- 1.2 The adjoining neighbouring property of a similar style and design lies to the west, and to the east is open amenity land to the front of the site and the rear gardens of terraced properties in Racton Road to the rear. Older style detached bungalows lie opposite the site. The surrounding area is of medium density consisting of a mixture of two storey detached, semi-detached and terraced properties and detached bungalows of individual style and age range.

2 Planning History

01/66762/000 - Single storey side/rear extension with pitched roof, permission granted 03/12/2001.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension of 3.55 metres in depth (to the west elevation), extending 0.96 metres from the rear elevation of the existing extension to the east with a chamfered corner. It is 4.73 metres in width, with a flat roof of 2.8 metres high including a flat roof window to a maximum height of 3.1 metres.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012.

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Services Manager

No comment

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: 10

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 proposed extension would not be visible from the public realm, due to its location, and the design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable. The proposal would result in a reduction of the limited amenity space at the rear of the property, however the depth of the extension only modestly exceeds the limit for permitted development and it is the wishes of the owner to use the amenity space in this manner. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The proposed extension would be partially visible from the adjoining property at number 16 Racton Road to the west. However, there are no windows in the side elevations and the depth of the extension is only 0.5 metres more than could be constructed within the limits of permitted development. It is considered that this, together with the present screening is sufficient to minimise any perception of overlooking or appearing overbearing to the neighbouring property. The proposal is not visible from the front of the dwelling and would be screened by the existing extension to the east. It is therefore considered the development would have negligible impact on the property immediately adjacent to the existing dwelling and the properties to the side/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/14/00068 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 100 2014	Existing floor and elevations plan received 22 January
Drg no P01 January 2014	Proposed floor and elevations plan received 22
Drg no P02 2014	Proposed block and location plan received 22 January

Reason: - To ensure provision of a satisfactory development.

