
Site Address:	71A Horndean Road, Emsworth, PO10 7PU		
Proposal:	Single storey rear extension, single storey porch extension, rear dormer window, additional rooflights to roof, revised fenestration and new car port.		
Application No:	APP/14/01295	Expiry Date:	06/02/2015
Applicant:	Mr O'Brien	Team:	Team 2
	Fortgrove Ltd		
Agent:	Mr Farrer	Case Officer:	Richard Nash
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a good sized plot located to the rear of a ribbon of dwellings on the west side of Horndean Road, towards its northern end and opposite its junctions with Helston Drive and Woodlands Avenue. The site is accessed via a driveway between two frontage plots and contains a generously proportioned single storey dwelling and associated outbuildings of traditional character and mainly brick and tile finish.

The site does not in itself have any particular constraints, although there are protected trees within the adjoining land to the rear (west). This land is currently open and in agricultural use, but has been allocated for residential development under Policy EM1 (UE13) of the Havant Borough Local Plan (Allocations) and is subject of a current outline planning application for such development (reference APP/14/00547). It is therefore reasonable to consider the character of the area as a whole as being predominantly residential in character.

2 Planning History

None recent or relevant.

3 Proposal

The current application proposes the construction of a single storey rear extension, single storey porch extension, rear dormer window, car port, addition of rooflights and revision of existing fenestration. Some elements of this work could be carried out as permitted development under planning legislation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist: Content with proposed line and details of protective fencing submitted with application (NB: Verbal consultation).

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: None.

7 Planning Considerations

- (i) Principle of development
- (ii) Impact on application site and locality
- (iii) Impact on neighbouring amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Furthermore, the provision of extensions and alterations to a dwelling of this scale and character would normally be considered acceptable in principle. The proposal would have no impact on delivery of the allocated site to the west.

(ii) Impact on application site and locality

With the exception of the proposed car port (and that only briefly and at considerable distance), the proposals would not be visible within the street scene. They would however add to the already significant bulk and footprint of the existing buildings on the site. The proposed rear extension would have the most impact in this regard, but would be somewhat offset by the removal of a conservatory. Given the scale and shape of the existing plot and dwelling, it is considered that the proposals would appear as subservient and complementary additions and that a reasonable degree of external amenity space would be retained at the property.

The proposals would not in themselves have any impact on the protected trees to the rear, although appropriate measures have been put forward with a view to protecting them during construction. For these reasons it is considered that the proposals would not have a detrimental impact on the character and appearance of the application site or locality.

(iii) Impact on neighbouring amenity

The application site benefits from established treatments to its boundaries with adjoining residential properties. Because of this, and the relationship with the existing dwellings and adjoining plots, the car port, porch and rear extension should not result in any significant degree of impact on the amenities of neighbouring properties. Proposed rooflights to the north west and south east elevations of the dwelling could be inserted as permitted development and must therefore be considered as 'not harmful' by definition. Within the context of the existing dwelling, the bulk of the proposed rear dormer window would have a negligible additional impact.

There would however be the potential for overlooking of the rear gardens of numbers 59 (directly), 65, 67 and 69 (all obliquely) Horndean Road.

The relevant minimum distances (i.e. to the relevant boundary) and approximate angles of view would be as follows:

Number 59: 23 metres at 45 to 135 degrees.

Number 65: 20 metres at 0 to 45 degrees.

Number 67: 13 metres at 30 to 45 degrees.

Number 69: 10 metres at 40 to 45 degrees.

Given these relationships, particularly the oblique angles correlating with the lesser distances, it is considered that the potential for overlooking from the proposed rear dormer window would have a material, but not detrimental, impact on neighbouring properties.

8 Conclusion

The proposed rear extension, porch extension, dormer window, car port, rooflights and revision of fenestration would be acceptable in principle. Furthermore, the proposals would not have a detrimental impact on the character and appearance of the application site or locality, or the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01295, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

3094 P_01 (Proposed Ground Floor Plan)
3094 P_02 A (Proposed First Floor and Roof Plan)
3094 P_03 A (Proposed North West and North East Elevations)
3094 P_04 A (Proposed South West and South East Elevations)
3094 P_06 a (Location and Block Plan (with protective fencing annotation))

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 No development, including site clearance, shall commence on the site until trees to the rear (west) of the site have been protected by fencing along the line indicated on the Block Plan forming part of the approved drawing 3094 P_06 a. Such fencing shall be erected in accordance with the details set out in the e-mail sent by the Applicant's Agent to the Local Planning Authority at 10:14 hours on 6 January 2015. Such fencing shall be maintained throughout the course of the works on the site, during which period no development, or mixing, preparation or storage of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.