
Site Address:	14 Hollybank Lane, Emsworth, PO10 7UD		
Proposal:	Erection of a single storey side extension.		
Application No:	APP/14/01092	Expiry Date:	15/12/2014
Applicant:	Mr R Bretton	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 **Site Description**

Hollybank Lane runs north - south off Southleigh Road and is a residential area characterised by a mix of generally detached dwellings – however the application site is located on the east side, within a relatively uniform stretch of detached low level, hipped roof bungalows. No 14 is set back some 9m from the highway having its own drive and parking to the north of the bungalow. The rear garden extends some 18m; the property has a rear conservatory. The bungalow is constructed of buff brick beneath brown concrete tiled roof. The southern boundary between the site and No 12 comprises a 1.8m close boarded fence which drops in height where in front of the bungalows. The land is flat and level.

Planning History

No recent history

3 **Proposal**

The construction of a single storey side extension on the southern elevation which would be 2.1m wide by 12.1m deep – ie a narrow extension running three quarters the depth of the bungalow which widens existing rooms. A hipped roof to align with the existing ridge is proposed for the front element, with a flat roof behind. It is proposed to render both the extension and apply elements of render to the existing brick work, to provide contrast panels.

4 **Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

and Borough Design Guide SPD, 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist - only minor garden/fruit trees and no street scene impact therefore not necessary to consult

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

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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Highways

(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.

(ii) Impact upon the streetscene

The design includes a hipped roof on the front with the flat element hidden from public view behind. Therefore in street scene terms the design is considered appropriate and sympathetic to the host bungalow, being of the same scale and character. A distance of 1.3m to the southern boundary is retained and this space about the bungalow will maintain a visual separation to No 12 to the south. The use of render is considered appropriate in this mixed street scene, where some other bungalows, including No 12 adjacent, also have elements of render.

(iii) Impact upon residential amenity

The proposed side extension would face the side of No 12 that contains its front door and 3 side windows. Within this new side elevation would be a high level obscure glass bathroom window and an existing bedroom window. The relationship with the adjacent dwelling is such that these two windows will face the first 2 windows of No 12 which are both obscure glazed. Considering the relationship already exists with windows facing, this proposal just results in them being 2.1m closer, but still 1.3m from the boundary and

approximately 4.2m from the side façade of No 12. The boundary treatment between includes a 1.8m high fence so direct overlooking across the boundary is protected. Overall it is considered that this modest side extension will not materially harm the residential amenity of the occupiers of No 12 adjacent and therefore complies with policy CS16.

(iv) Highways

The proposal enlarges rooms and does not increase the number of bedrooms at the property; the site has adequate on-site parking for several cars. Therefore there is no highway objection.

8 Conclusion

The proposed extension is appropriately designed to reflect the character of the bungalow and street scene and will not harm adjacent residential amenity. The proposal is considered to comply with Policy CS16 and is therefore recommended for planning permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01092

(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 be as indicated on the submitted forms with roof tiles matching 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:

Reason: - To ensure provision of a satisfactory development.