
Site Address:	54 Christopher Way, Emsworth, PO10 7QZ		
Proposal:	First floor pitched roof extension over existing garage.		
Application No:	APP/14/01193	Expiry Date:	29/01/2015
Applicant:	Mr & Mrs Comyns	Team:	Team 2
Agent:	Kanavan & Wingfield	Case Officer:	Daphney Haywood
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a quiet residential cul-de-sac in Emsworth and comprises a detached, two-storey dwelling of brick and tile construction with tile hanging at first floor level. There is an existing single storey study and store to the side and a rear conservatory. The existing trees to the rear are covered by a Tree Preservation Order. A row of conifers is located on the western boundary in the front garden adjacent the drive.

2 Planning History

none relevant

3 Proposal

First floor pitched roof extension over existing garage. The works would form a dressing room and en-suite shower room.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

The Highway Authority has no adverse comment to this application.

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: 28

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) The impact on TPOed trees

(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 first floor extension would be set back in the street scene, maintains the existing 1m gap to the boundary, has been designed to compliment the existing dwelling and would be constructed in matching materials, and is not considered to result in visual detriment.

(iii) Impact upon residential amenity

The main impact relates to No 56 which lies to the west. This property has a garage closest the boundary and whilst the dwelling to No 56 is set back on its plot it is angles away from the boundary, and the proposed first floor extension which does not include any windows in the side elevation is not considered to result in loss of amenity.

(iv) The impact on TPOed trees

The TPOed trees are located to the rear and not considered to be impacted. The supporting statement indicates that there will be protective fencing and no storage in this area, and this can be conditioned.

8 **Conclusion**

The application is considered acceptable.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01193

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 No development shall commence until protective fencing to the root protection areas of the TPOed trees shall be provided in accordance with plan 2279.03 and there shall be no storage of materials or equipment within this area. The protective fencing shall be maintained for the duration of the building works.
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 CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Tree survey plan 2279.03
Plans and elevations 2270.02

Reason: - To ensure provision of a satisfactory development.