
Site Address: 7 Conigar Road, Emsworth, PO10 7SZ
Proposal: Prior notification for single storey development extending 3.8 metres beyond the rear wall of the original dwelling, incorporating a maximum height of 3.45 metres and a eaves height of 2.30 metres.
Application No: APP/15/00085
Applicant: Mr G Butcher
Agent:
Ward: Emsworth

Expiry Date: 04/03/2015
Team: Team 2
Case Officer: Bee Crawford

Recommendation:

1 Site Description

- 1.1 The application site is a two storey end of terraced property with a brown tiled pitched roof and elevations of red multibrick. The site is level and the rear garden is mainly laid to lawn with a patio area, shrubs, a shed and a greenhouse and is enclosed to all boundaries by 1.8 metre high fencing.
- 1.2 The adjoining property of a similar style and design lies to the east, open amenity land is to the west and the garden and side aspect of a two storey terraced property is to the rear. The surrounding area is of medium density consisting of terraced and semi-detached two storey properties of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 Prior notification for single storey development extending 3.8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.3 metres and a maximum height of 3.45 metres.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Design Guide SPD December 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection has been received from one address raising the following concerns:

- 5.1 The proposal will affect the amount of light to the kitchen of the adjoining property.
- 5.2 The proposal will restrict the amount of light to the garden of the adjoining property.

6 Planning Considerations

6.1 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) Effect on neighbouring amenity

(i) Principle of development

6.2 The 2013 amendments to the GDPO enabled the provision of rear extensions of this size and location without the need for planning permission subject only to a prior approval assessment of neighbour amenity and only in circumstances where objections have been received. Therefore the principle of development is acceptable: the impact upon neighbouring amenity is assessed below.

(ii) Effect on neighbouring amenity

6.3 An objection has been received from the property to the east. The GDPO still allows for the construction of extensions up to the previously permitted size without the need to enter into the prior approval process. This means that in this case, an extension could be built of the same width and 0.55 metres higher without prior approval if it were of only 800 millimetres less depth. This is a material consideration in assessing the impact of the proposal on the neighbouring property.

6.4 With respect to the neighbouring kitchen window, a vertical and horizontal 45 degree angle test was carried out. The vertical test was measured from the top of the eaves of the proposal and meets the requirements of the check. Whilst the proposal does not meet the horizontal 45 degree angle test, the roof pitches away from the boundary and consequently the obstruction to the 45 degree angle is relatively low in height, between 2.3 and 3.1 metres.

6.5 It should also be noted that if the extension were to be constructed within the criteria of permitted development, whereas the depth would be 800 millimetres less, the eaves and ridge could be 0.7 metres and 0.55 metres higher respectively. It is therefore considered there would be a negligible difference in the resulting impact from that of the proposed extension albeit due to the height rather than the depth.

6.6 Whilst it is recognised that there would be an impact on the amount of light in the rear garden of the neighbouring property, the depth of this garden is in excess of 15 metres and it is therefore considered the majority of the amenity space would be

unaffected.

- 6.6 Although no objections have been received from other neighbours, the size and location of the proposal is unlikely to harm their amenities. For these reasons it is considered the impact on neighbouring amenities is not significant to the degree that prior approval should be withheld in this case.

7 Conclusion

- 7.1 Having concluded the above and determined that the development will not have a detrimental impact upon neighbouring amenity, this application is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to for application APP/15/00085