
Site Address:	32 Park Crescent, Emsworth, PO10 7NT		
Proposal:	Single storey rear extension, alteration to roof over existing extension.		
Application No:	APP/14/01248	Expiry Date:	26/01/2015
Applicant:	Mr Hadman	Team:	Team 2
Agent:	Mrs Grinstead	Case Officer:	Bee Crawford
	Your Home Plans Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large detached older style two storey dwelling which has been previously extended. It has a brown tiled pitched and hipped roof with a wood clad gable to the front and elevations of red and brown multi-brick. The site is level with a tarmac drive, parking area, grass and shrubs to the front. There is open vehicular access, and boundary treatments of a wall and fence of heights ranging from 1.1 metres to 1.8 metres to the front (south) and a hedge in excess of 2 metres high to the west. A 1.9 metre high gate and wall leads to the side and rear garden (which is shallow with an irregular boundary) and consists of grass, shrubs, paving and raised planters with a 1.8 metre high fence and mature hedge in excess of 2 metres high to the rear boundary and a 1.8 metre high fence to the east.
- 1.2 To the west of the property is a large detached chalet style dwelling of individual age, style and design and to the east is a large two storey detached dwelling of individual age, style and design. The property at number 32 is situated forward of both neighbouring properties. Two three storey blocks of flats in Victoria Road lie in close proximity to the rear of the site and a two storey detached property of individual age style and design lies opposite the site. The area is of medium density consisting of a range of detached, semi-detached two storey properties and bungalows and blocks of flats of individual age, style and design.

2 Planning History

25757/5 - Construction of part two storey and part single storey side extension, permission granted 01/02/1988.

3 Proposal

The proposal is for a single storey rear extension to the garage, a single storey rear infill extension to the kitchen and the provision of a new roof replacing the existing mono-pitched roof to the rear. The garage extension is 2.95 metres in width, 2.2 metres in depth with a glazed pitched and hipped roof of 2.4 metres to the eaves with a total height of 3.5 metres. The single storey rear extension is an infill between the existing garage and utility room and is 4.3 metres in width, 4.1 metres in depth (projecting approximately 1.5 metres to the east beyond the line of the existing utility room) with a mono-pitched, hipped and flat roof and roof lantern of 2.4 metres to the eaves, and a maximum height of 4.2 metres, continuing over the existing extension to a maximum height of 3.6 metres.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No input required.

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One objection was received from one address which was subsequently retracted following a site visit.

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 proposal would be at the rear of the property and would not be visible from the public realm. The development includes an increase in depth to the single storey element of the side extension granted under planning permission 25757/5, together with a single storey rear extension and new roof. Whilst the proposal would result in a reduction of the limited amenity space to the rear of the property, it is the wishes of the owner to use the space in this manner, and there is additional garden area to the side of the property. The design and appearance of the extension is deemed appropriate in context to the existing building and is therefore considered to be acceptable. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The proposal would not be visible from the front of the property, and does not have any windows on the western side elevation which is set in from the site boundary by approximately 0.75 metres and is screened by a mature 3 metre high hedge. The glazed doors and windows in the western elevation are approximately 14 and 17.9 metres away respectively from the site boundary and would be partially screened by the existing 1.8 metre high fence and shrubs. Whilst there are windows in the northern elevation, there is a 1.8 metre high fence and an established hedge in excess of 2 metres high to rear boundary and the land immediately beyond is a communal amenity area for the neighbouring blocks of flats. Due to the location of the proposal, and the existing screening, it is considered that the development is unlikely to lead to overlooking or appear overbearing, and would have negligible impact on the properties immediately adjacent to the application site and the properties to the 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/14/01248 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:

Drawing No 01A4	Location plan
Drawing No 01A3	Block plan
Drawing No A101	Existing elevations
Drawing No A102	Proposed elevations
Drawing No A103	Existing floor plans
Drawing No A104	Proposed floor plans

Reason: - To ensure provision of a satisfactory development.