
Site Address:	52 Beach Road, Emsworth, PO10 7HR		
Proposal:	Single storey rear extension to replace existing conservatory.		
Application No:	APP/14/00130	Expiry Date:	14/04/2014
Applicant:	Mr and Mrs Bond	Team:	Team 2
Agent:	Mr Helyer	Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large two storey detached property of individual design on a generous plot with an attached garage to the front, situated on the corner of Beach Road and Warblington Road. It has a red tiled pitched roof and elevations of red multi-brick at ground floor, white render at first floor and tile hanging to the gable. The site is level with vehicular access to the Beach Road frontage with block paving and shrub borders, which is enclosed by a 1.5 metre high brick and flint wall to the northern and western boundaries. Access to the sizeable rear garden is via a 1.8 metre high gate and fence and is mainly laid to lawn with shrub borders and patio areas. It is enclosed by a 1.5 metre high brick and flint wall to the western boundary, a 1.8 metre high fence to the southern boundary and a 1.8 metre high fence with mature shrubs and trees to the eastern boundary.
- 1.2 There are large two storey detached dwellings of individual age and style to the east and west of the property and the side aspect of a garden of a detached two storey property in Beach Road to the south. A large two storey detached property of individual age and style lies opposite the site. The surrounding area is of medium density consisting of a mixture of large two storey detached properties of individual age, style and design.

2 Planning History

97/58225/001 - Demolition of existing garage and erection of single storey front and side extension incorporating new garage, permission granted 15/10/1997.

3 Proposal

- 3.1 The proposal is to replace the existing conservatory with a single storey rear extension of 2.4 metres in depth, 3.8 metres in width with a pitched roof with an eaves height of 2.1 metres and a maximum height of 3.6 metres. This includes the provision of rooflights to the east and west of the proposed extension and the eastern aspect of the southern section of the existing side extension (owing to condition 6 of planning permission 97/58225/1 restricting the addition of openings in the east elevation). The proposed rooflight in the western elevation of the existing side extension does not require the benefit of planning permission.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No arboricultural constraints.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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 attached to the rear of the property and would be visible from the public realm due to the site being on a corner plot. The development is to replace the existing conservatory which was built under planning permission 97/58225/0001, and would result in a marginal increase to the existing footprint of the property. The

design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.4 The proposal would be visible from the western (front) boundary of the property, although it is in excess of 15 metres away from this boundary and would be partially screened by the existing 1.5 metre high wall. The extension does not have any windows on the eastern side elevation and the proposed rooflights are 2.7 metres above ground level. The extension is set in from the eastern boundary by approximately 1 metre and is screened by a 1.8 metre high fence and mature shrubs. Due to the location of the proposal, the existing screening and the extent of the site, 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 property 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/14/00130 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the eastern elevation of the extension hereby permitted without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy 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:

Drawing 13197/01 Existing site plan, block plan, elevations, floor and roof plans

Drawing 13197/02 Proposed site plan, block plan, elevations, floor and roof plans

Reason: - To ensure provision of a satisfactory development.