
Site Address:	613 Southleigh Road, Emsworth, PO10 7TE		
Proposal:	Two storey rear extension.		
Application No:	APP/14/00074	Expiry Date:	20/03/2014
Applicant:	Mr & Mrs Pillar	Team:	Team 2
Agent:	Mr Rosenthal	Case Officer:	Daphney Haywood
	Rosenthal Design Services Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached character property situated on the north side of Southleigh Road near the junction with Redlands Road. The property is set back from the road and 3 parking spaces can be accommodated on the existing drive.

The area is primarily residential in character and comprising a mix of detached and semi-detached properties of tradition brick and tile construction.

To the west is a detached house at No 611. This property, which has a substantial single storey rear extension/conservatory is sited up to the boundary with the application site, and the dwelling on the application site lies 2.5m from this side boundary. To the east is No 615 a detached house and a gap of approx. 3m separates the dwellings. No.615 has an existing ground floor rear conservatory.

2 Planning History

Single storey rear extension and new garage. Permit 1995

3 Proposal

The proposal which comprises a 2 storey rear extension across the width of the dwelling would extend the existing 3 bed dwelling to a 4 bed dwelling with enlarged ground floor accommodation. The property has an existing ground floor extension and the proposal involves extending this such that the depth would be increased to 6m back from the original dwelling at ground floor. The proposed first floor element above would have a reduced depth of 4.5m back from the rear of the original dwelling. 3 new windows are indicated at first floor in the side elevations of the existing dwelling. 2 of these would be obscure glazed and would serve a landing and bathroom. The third would be clear glazed and serve a bedroom.

4 Policy Considerations

National Policies

The National Planning Policy Framework. March 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

None

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: 8

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) Impact on the street scene
- (iii) Impact on neighbouring properties.

(i) Principle of development

The site lies within the built up area and within an area where extensions to residential properties are acceptable in principle.

(ii) Impact on the street scene

The proposed works would be sited to the rear and will not be readily visible in the street scene. The design and materials of the extension would reflect that of the existing house and the proposal is not considered to result in visual detriment.

(iii) Impact on neighbouring properties.

The proposed extension would project 6m beyond the original dwelling. The properties to either side have been extended at ground floor and therefore the main impact would be on the first floor windows to the adjoining properties. The first floor element has been set in from the proposed ground floor extension, and whilst extending some 4.5m beyond the original dwelling, and the adjoining dwellings which have a similar siting, the works are set off the boundary and there is only slight infringement by the first floor of a 45° angle drawn from the first floor rear windows in the adjoining properties. The impact is not so great as to be considered detrimental in this particular case.

Regarding the new windows indicated in the side elevations of the existing dwelling, 2 of these would be obscure glazed and the clear glazed bedroom window would look onto the roof of the single storey extension of the neighbouring property, therefore the windows are not considered to result in loss of privacy.

In respect to windows in the side elevations of the adjacent dwellings, no 611 has 3 small ground floor windows facing the application site. These windows which are sited on the boundary are obscure glazed and of a secondary nature. The proposed extension would be sited 2.5m off the boundary and this is considered to provide satisfactory separation in respect to these small obscure glazed windows.

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/14/00074 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 at first floor within the side (east and west) elevations 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:

Existing ground floor plan PG No: 01
Proposed ground floor Plan PG No: 02
Proposed first floor plan PG No: 04
Existing first floor plan PG No :03

Existing elevations PG No: 05
Proposed elevations PG No :06
Location Plan PG No : 07

All received 24 January 2014

Reason: - To ensure provision of a satisfactory development.