

---

|                 |                                                          |               |                 |
|-----------------|----------------------------------------------------------|---------------|-----------------|
| Site Address:   | Walnut Tree Cottage, 115 Havant Road, Emsworth, PO10 7LG |               |                 |
| Proposal:       | Single storey side and front extension.                  |               |                 |
| Application No: | APP/14/00483                                             | Expiry Date:  | 07/07/2014      |
| Applicant:      | Mrs Powell                                               | Team:         | Team 1          |
| Agent:          | Mr Brightwell                                            | Case Officer: | Stephen Andrews |
|                 | Engineering Architecture Ltd                             |               |                 |
| Ward:           | St Faiths                                                |               |                 |

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

The application site is made up of a large two storey detached dwelling of brick and plain tile construction, with rough rendered covering at first floor level. The dwelling is set within a large verdant plot that is bounded by significant mature tree and shrub cover. There is a detached double garage to the north of the dwelling with access onto a gravel access that serves 113 and 115 Havant Road only. This gravel road is accessed from the main Havant Road.

The two isolated dwelling (113 and 115) are both located outside of the settlement area and are included within the Emsworth/Havant Strategic Gap. This designation adds to the open verdant character of the area.

## **2 Planning History**

None

## **3 Proposal**

Planning permission is sought for the demolition of the existing detached double garage and erection of a single storey front and side extension.  
The proposal would still allow for cars to be parked on-site in front of the new extension.

## **4 Policy Considerations**

### National Policies

National Planning Policy Framework, 2012

### Core Strategies 2011 forming part of the HBLDF

|      |                                                                                   |
|------|-----------------------------------------------------------------------------------|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design)                                                             |

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

Hampshire County Council, Strategic Environmental Delivery Group - No response received  
Southern Gas Networks - No response received  
Chichester Harbour Conservancy - No response received  
Hampshire Archaeology - No objection

## **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: 1

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

## **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 character and appearance of the area
- (iii) Effect on the neighbouring properties

- (i) Principle of development

The site is located outside of the settlement policy boundary and within a strategic gap where there is presumption against inappropriate development. However, the site is in existing residential use, therefore the sympathetic and appropriate extension of existing dwellings is acceptable in principle subject to compliance with policies CS11 and CS16 of the Havant Borough Core Strategy 2011.

- (ii) Impact on the character and appearance of the area

The single storey front and side extension respects the built form and appearance of the existing dwelling and is suitably subservient, retaining the sites open and verdant character. Further due to the layout of the dwelling, positioning of the proposal, level of boundary screening and site characteristics the extension would have little impact on the wider area. The extension only being visible from the gravel access to the front of the dwelling and from 113 Havant Road. Although it is not considered that the extension would be intrusive.

The development would therefore accord with the principles and objectives of policies CS11 and CS16 of the Havant Borough (Core Strategy) Local Development Framework 2011.

(iii) Effect on the neighbouring properties

The single storey extension would be located some 17m from the only neighbour 113 Havant Road. This distance, coupled with the screening afforded to both sites and single storey nature of the proposal would ensure that the development would not be harmful to neighbour amenity by reason of loss of privacy, overbearing effect, overshadowing or overlooking. The development would therefore accord with the requirements of policy CS16 of the Havant Borough (Core Strategy) Local Development Framework 2011.

**8 Conclusion**

The development by reason of its scale, design and relationship to immediate neighbours would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

---

**9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to  
**GRANT PERMISSION** for application APP/14/00483

(A) 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 excepting as otherwise specified in this application.  
**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. 119/PL01 Date Stamped 9th May 2014  
Drawing No. 119/PL02 Date Stamped 9th May 2014  
Drawing No. 119/PL03 Date Stamped 9th May 2014  
Drawing No. 119/PL04 Date Stamped 9th May 2014

**Reason:** - To ensure provision of a satisfactory development.