
Site Address:	46 Christopher Way, Emsworth, PO10 7QZ		
Proposal:	Two storey side extension, revised fenestration and rear terrace.		
Application No:	APP/14/00152	Expiry Date:	08/04/2014
Applicant:	Mr & Mrs Goodhead	Team:	Team 2
Agent:	Mr Farrer	Case Officer:	Rachael McMurray
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a quiet residential cul-de-sac in Emsworth and comprises a detached, two-storey dwelling of brick and tile construction with tile hanging at first floor level. There is a double, flat roof detached garage located to the side of the dwelling. There is a single storey extension on the side / southeast elevation which was built in 1997. There is a large paved driveway to the front of the dwelling. The rear garden is laid to lawn and enclosed by a

2 Planning History

97/62677/000

Single storey side extension. Approved.

3 Proposal

The proposal is to build a first floor extension above the existing single storey extension and continue along the depth of the dwelling to form a two-storey extension. The proposal would extend the existing roof line across and retain the side facing gable end. There would be two windows at first floor level, one of which would be a high level window. There would be a similar window at ground floor level. The proposal is also for an area of decking to the immediate rear of the dwelling. This would be 300mm above floor level and would extend out by 1.8m.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water:

Southern Water requires a formal application for any new connection to the public

foul and surface water sewer to be made by the applicant or developer.
We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received:

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 the design and effect on the streetscene
- (iii) Effect on the neighbouring properties

(i) Principle of development

7.2 The site is located in an urban area whereby development is considered to be acceptable in principle subject to other development control considerations.

(ii) Appropriateness of the design and effect on the street scene

7.3 The design would be a continuation of the existing dwelling and use matching materials and would therefore have minimal impact on the visual character of the main dwelling. As the design is appropriate, the proposal would be unlikely to have an adverse impact on the visual amenity of the streetscene.

(iii) Effect on the neighbouring properties

7.4 The only neighbour to be potentially affected by the proposal is No. 48 which sits to the east of the site however, this is over 12m in distance and angled away from No. 46. It is therefore considered that the visual impact of the proposal would be minimal. However, control over the proposed windows (obscure glass to the ensuite and a high sill to the bedroom) is considered reasonable mindful of the proximity and aspect

towards the neighbouring property, and permitted development rights relating to windows.

- 7.5 It is considered that the decking would not have any impact on neighbouring properties due to its short depth and distance from the shared boundaries.

8 **Conclusion**

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00152 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 window to the ensuite shower-room at 1st floor level in the south side elevation of the extension hereby approved shall:-
 - (i) consist of at least two lights divided horizontally with only the top light capable of being opened, (provided that this section of the window is at least 1.7 metres above internal floor level), and shall be maintained in that condition at all times; and
 - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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 high level window to the bedroom at 1st floor level in the south side elevation of the extension hereby approved shall have a cill height which is at least 1.7 metres above internal floor level and shall be maintained in that condition at all times.
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.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows shall be constructed in the south side elevation of the extension hereby approved, at first floor level or above 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.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site and block plan - Drwg No. P_02

Existing elevations and floor plans - Drwg No. 100

Proposed elevations and floor plans - Drwg No. P_01

Reason: - To ensure provision of a satisfactory development.