
Site Address:	581 Southleigh Road, Emsworth, PO10 7TE		
Proposal:	Single storey side extension and partial conversion of garage.		
Application No:	APP/13/01229	Expiry Date:	10/02/2014
Applicant:	Mr D Harrison	Team:	Team 2
Agent:	Mr P Davey	Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached older style property with a single bay window and an attached garage. It has a brown tiled pitched roof, with elevations of red multi-brick and pebble-dash at first floor. The site is level and there is vehicular access to the property which is open to the front with a tarmaced area, and hedges to the eastern and western boundaries. The rear garden which has a depth in excess of 30 metres, is mainly laid to lawn with a patio area and a summerhouse at the end of the garden. There is a 1.8 metre high hedge and fence to the eastern boundary, a 1.8 metre high wall and 2 metre high hedge to the western boundary, and there are mature shrubs and trees to the northern (rear) boundary.
- 1.2 The adjoining property of the same style and design lies to the west and a modern two storey detached property is to the east in Anthony Way. This is a pedestrianised thoroughfare which also provides access to Birch Tree Drive. Opposite the site is a detached older style bungalow and the garden of a property in Grenfield Court is to rear of the site which due to the plot size is some distance away. The surrounding area is of medium density consisting of a mixture of 2 storey detached, semi-detached and terraced properties and detached bungalows of individual style and age range.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey side extension of 6.7 metres in depth, 3 metres in width and a mono-pitched hipped roof over the existing garage and new extension, with an eaves height of 2.4 metres and a total height of 3.5 metres. The extension will be attached to the existing garage and tie in with the existing single storey rear extension.

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

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: 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) 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 new garage roof and east side elevation of the proposal would be visible from the public realm and would be adjacent to Anthony Way, replacing the existing 1.8 metre high fence. The development would result in a modest increase to the original footprint of the property, and the new garage roof would enhance and regularise the appearance of the extended element 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. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The proposal does not have any windows in the side (east) elevation of the extension

and abuts a public highway, the property to the east being approximately 3 metres away, therefore it is considered the mono-pitched and hipped design of the roof is unlikely to appear overbearing. As the proposal is to tie in with the existing single storey rear extension, it is considered it would not lead to overlooking and there would be negligible impact on the adjoining property to the west. Although part of the development would be visible from the front and side of the property it is considered any impact on the streetscene would be minimal.

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/13/01229 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:

Location plan
Block plan
Existing floor plans
Existing elevations plan
635/13/01 Proposed floor and elevation plan

Reason: - To ensure provision of a satisfactory development.