
Site Address:	10 Selangor Avenue, Emsworth, PO10 7LT		
Proposal:	Single storey rear and side extension.		
Application No:	APP/13/01207	Expiry Date:	24/01/2014
Applicant:	Mr D Bateman	Team:	Team 2
Agent:	Mr P Forden	Case Officer:	Daphney Haywood
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached bungalow sited on the east side of Selangor Avenue in a primarily residential area of mixed character.

2 Planning History

None

3 Proposal

Single storey rear and side extension following demolition of existing conservatory.

4 Policy Considerations

National Policies

National Planning Policy Framework

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

7 Planning Considerations

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 neighbouring properties.
- (iii) Visual impact
- (iii) Parking

(i) Principle of development

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

(ii) Impact on the neighbouring properties. _

The main impact relates to 8 Selangor a detached bungalow to the south and no 12 Selangor a semi-detached house to the north. In respect to the impact on No 8, the extension would extend 2.8 to the rear of the exisitng bungalow. This depth of extension, given the similar siting of No 8, is not considered detrimental. Regarding the impact on No 12, the extension would be sited approx one metre from the side boundary, but will not extend significantly beyond the rear of No12. No 12 has a window in the side elevation but this is sited forward of the proposed extension and the drive to No 12 provides separation, and the proposal is not considered to result in detriment.

(iii) Visual impact

Only the proposed porch element of the proposal , which would be sited to the side of the property and set back from the frontage, would be visible from the street, but it is appropriately designed and not prominent and is not considered to result in detriment.

(iii) Parking

The proposal reduces the current 2m wide access to the existing garage, which lies to the rear, however, 2 cars can be parked on the retained drive area and this satisfies the parking requirement for property.

8 Conclusion

The proposed extension is not considered to result in detriment to the neighbouring properties.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01207

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:

OS plan 1:1250
OS plan 1:500
Existing ground floor plan
Proposed ground floor plan
Existing elevations
Proposed elevations

Reason: - To ensure provision of a satisfactory development.