
Site Address: 7 Beacon Square, Emsworth, PO10 7HU
Proposal: Construction of single storey side and rear extension following removal of existing garage, side lean-to and rear extension. front former window extension; new porch.
Application No: APP/13/00507
Applicant: Mr & Mrs Wood
Agent: Mr Hinton
Ward: Emsworth

Expiry Date: 24/07/2013
Team: Team 2
Case Officer: Stephen Andrews
Corinthian Architectural Design

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within the settlement area of Emsworth and comprises of a two storey detached dwelling of brick and plain tile construction, with detached garage to the side. There is on site parking to the front with vehicular access on to Beacon Square. The dwelling has a two storey side extension, rear conservatory and small extension to the rear of the detached garage as well as a summer house at the far end of the rear garden.

The area is residential in nature comprising largely of similar size and style two storey detached dwellings, within good sized verdant plots.

2 Planning History

02/50823/004 - Construction of two storey side (south) extension. Approved - 13/12/2002.

93/50823/003 - Rear conservatory. Approved - 30/06/1993.

90/50823/002 - Potting shed (rear of garage). Approved - 09/04/1990.

3 Proposal

Planning permission is sought to provide a new entrance porch, extend the width of the existing front facing dormer window and to remove the existing detached garage and rear conservatory and erect a larger integral garage to the side and single storey rear extension.

The proposed entrance porch would measure 2.1m in width, 0.9m in depth and 3.1m to ridge height.

The existing front dormer window would be extended in width by 2m from 6.4m to 8.4m. The height (3.4m), projection (2.1m) and design would be the same as existing.

The integral side garage with utility room would measure 3.7m in width, 8.7m in depth and 3.9m to ridge height.

The single storey rear extension would measure 7.8m in width, 3.7m in depth and

3.7m to ridge height.

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: 10

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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Emsworth where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The integral side garage with utility room would replace an existing detached side garage. The development proposed would be similar in scale and position to that of the existing garage, with the replacement garage no closer to the side boundary than the existing structure. The most noticeable change would be the 0.5m increase in height.

The development also includes a single storey rear extension linked to and behind the new garage/utility room, extending across part of the rear of the dwellinghouse.

The closest neighbours would be some 16m to the north of the site (3 and 5 Beacon Square). This separation distance combined with the single storey height of the replacement garage and rear extension and level of boundary screening afforded to the site would be more than sufficient to protect neighbour amenity.

The extended front dormer window would increase the size of an existing bedroom, creating an additional window overlooking the street scene of Beacon Square. This part of the proposal would be some 30m from the dwellings immediately opposite. It is considered that the overlooking of the street scene would not be materially harmful to neighbour amenity; the separation distance only aids in supporting this conclusion. This part of the development would not therefore prejudice neighbour amenity.

The porch would not result in harm to neighbour amenity, due to its scale, distance from neighbours and use.

The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

It is considered that the development as proposed offers improvements to the overall appearance of the dwelling, particularly in relation to the front dormer window extension, entrance porch and replacement garage. These elements of the development have been carefully considered and are in keeping with the general character and appearance of the host dwelling and that of the surrounding area. It is considered that the dormer window would be more balanced and would contribute positively to the appearance of the street scene, with the porch providing an attractive central feature.

It is therefore considered that the elements of the development visible from the public realm are an overall improvement to the appearance of the dwelling to the benefit of the immediate area. The development would therefore accord with the principles 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 be acceptable and 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/13/00507

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, unless agreed otherwise in writing by the Local Planning Authority.

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 1:1250 and Site 1:500 Plan (unnumbered)

001 Existing Floor Plans

002 Proposed Floor Plans

004 Proposed Elevations

005 Existing and Proposed Roof Plans

Reason: - To ensure provision of a satisfactory development.