
Site Address:	9 Westbourne Avenue, Emsworth, PO10 7QT		
Proposal:	Two storey rear extension incorporating Juliet Balcony.		
Application No:	APP/13/00489	Expiry Date:	16/07/2013
Applicant:	Mr Ramsay	Team:	Team 2
Agent:	Mr Clowes	Case Officer:	Rachael McMurray
	Arch-Tech		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential road in Emsworth. It comprises a two-storey detached dwelling with a pitched roof. It is set back from the highway with an area of parking to the front. There is a flat roof extension which runs along the north elevation of the property and extends into the rear garden. The rear garden is level and enclosed by a 1.8 / 2m high fence.

The streetscene is characterised by large detached dwellings, with those on the west varying in design.

2 Planning History

None relevant

3 Proposal

Two storey rear extension:

This would extend out from the existing rear wall to the depth which the existing side extension extends past the original rear elevation (4.95m). The ground floor of the extension would tie into the existing side extension to form a 'L' shape extension at ground floor level. The roof would be pitched. The extension would use matching materials. Windows are proposed in the first floor extension on the rear facing and south / side facing elevations.

4 Policy Considerations

National Policies

NPPF

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

Development Engineer:
No objections.

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: 6

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) Appropriateness of the design
- (ii) Impact on the neighbouring properties

(i) Appropriateness of the design

7.2 The design of the extension is considered to be appropriate to the main dwelling in that it would be subservient in height and width and proposes to use matching materials and includes a similar roof design. A reasonable level of amenity space will be retained within the rear garden and therefore over development is not an issue.

(ii) Impact on the neighbouring properties

7.3 The neighbour most likely to be affected would be No. 11 to north of the site. The proposed extension would extend past the rear building line of No. 11 by 3.5m. The ground floor element would not be visible due to the existing side / rear extension. In terms of the first floor element of the proposed extension, this would be located 4.7m in distance from the side elevation of No. 11. When viewed from the closest first floor, rear facing window within No. 11, the first floor element would be within the 45 degree angle and therefore it is considered that it would not result in an adverse loss of outlook to the neighbouring property.

8 Conclusion

Based on the above considerations, the application is considered to be acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00489 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:

Site plan - 1665/05
Block Plan - 1665/06
Existing plans - 1665/01
Existing elevations - 1665/03
Proposed plans - 1665/02A
Proposed elevations - 1665/04a

Reason: - To ensure provision of a satisfactory development.