

---

Site Address: 11 Nore Farm Avenue, Emsworth, PO10 7NA  
Proposal: Removal of existing rear conservatory, garage and outbuildings.  
Construction of single storey rear and side extension incorporating new integral garage.  
Application No: APP/14/00399  
Applicant: Mr & Mrs Strike  
Agent: Mr G Mount  
Ward: Emsworth

Expiry Date: 06/06/2014  
Team: Team 2  
Case Officer: Rachael McMurray

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

The site is located on Nore Farm Avenue in a residential part of Emsworth. It comprises a detached, brick built bungalow with a hipped tiled roof. There is on site parking for three vehicles and a detached garage in the rear garden. The rear garden is enclosed by 1.8m high fence and there is a lean to rear conservatory. The front boundary is enclosed by a low boundary wall.

## **2 Planning History**

None relevant

## **3 Proposal**

Removal of the existing conservatory, garage and outbuildings. Construction of a new single storey rear extension (4.6mx3.2m) with a pitched roof and a side extension incorporating a new integral garage. This would measure 6.4m in width and would be set back 2.2m from the front elevation and also extend out 1m past the rear elevation. This would also feature a pitched roof.

## **4 Policy Considerations**

National Policies  
NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Not applicable.  
Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

Arboriculturalist:

No comments have been sought as there are no public amenity value trees on site or trees under protection orders.

Environment Agency:  
No objections

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) 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 streetscene

7.3 Both the side and rear extensions would feature a pitched roof and would relate well and tie in sympathetically with the main dwelling, as well as being suitably subservient. Matching materials would also be used. Due to the appropriateness of the design, it is considered that the side extension would not have a harmful impact on either the character of main dwelling or the visual amenity of the streetscene.

7.4 Adequate space would be left on the front of the site for on site parking and the existing boundary walls would be retained.

(iii) Effect on the neighbouring properties

7.5 The rear extension would be located enough of a distance away from either shared boundary so as to have little or no visual impact on the neighbouring properties. The

side extension would be set off the shared boundary with No. 9 by 1m and would extend past the rear building line by 2m. No. 9 is a chalet bungalow and has a higher ridge height than the proposed side extension. The majority of the side extension, other than the 2m at the rear, would not be visible to the neighbouring occupiers at No. 9. The 2m which does extend past the rear building line is not considered to result in an overbearing or unacceptable visual impact.

## **8 Conclusion**

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/14/00399 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 and block plan - Drwg No. 2014/08/03  
Existing Plans - Drwg No. 2014/08/01  
Proposed plans and elevations - Drwg No. 2014/08/02  
  
**Reason:** - To ensure provision of a satisfactory development.