
Site Address:	27 Brook Gardens, Emsworth, PO10 7JY		
Proposal:	Two storey side extension, single storey rear extension, roof conversion with rear dormer window with Juliet balcony and front porch canopy and decking to rear.		
Application No:	APP/13/00514	Expiry Date:	23/07/2013
Applicant:	Mr Stefanie	Team:	Team 2
Agent:	Mr M Farrer	Case Officer:	Daphney Haywood
	M F Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies within a primarily residential area of similarly designed dwellings and the property consists of a semi detached two storey dwelling constructed from red multi brick and tile hanging, with a pitched roof.

To the west at No.25 is a 2 storey house with a single storey garage closest the boundary. This property has 2 obscure glazed windows in the side elevation of the house, one at ground and one at first, serving a wc and a bathroom.

The boundary treatment consists of a 1.2m fence and a semi mature planting.

2 Planning History

None

3 Proposal

Demolition of garage and car port and construction of two storey side extension, single storey rear extension, roof conversion with rear dormer window with Juliet balcony and front porch canopy and decking to rear. The 2 storey extension would be sited 1m from the side boundary with No. 25, and of single storey eaves height to the front rising in height to the rear. The works would form a 5 bedroom dwelling with integral garaging for one car and parking for 2 cars on the drive.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

Existing Sewer crosses the site- consult SW

Southern Water

The attached plan shows that the proposed extension lies over a surface water sewer. The applicant is advised to discuss the matter further with Atkins Ltd, informative requested "A formal application for connection to the public sewerage system is required in order to service this development.

Chichester Harbour Conservancy

No objection

Development Engineer

Approve - subject to the provision of 3 car parking spaces and cycle storage, No Highway Contribution

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

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) Effect on neighbours
- (iii) Effect on visual amenities
- (iv) Highways

(i) Principle of development

The application site is located within the defined urban area. Therefore development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

The main impact relates to Nos 25 and 19. In respect to No.29 the adjoining semi, the single storey rear extension will extend up to but not overhanging the boundary, and at 2m deep is not excessive. In respect to No.25, this property has a wc and bathroom window facing the side boundary. The side extension would be set 1m off the

boundary, and some 4.5 from these windows. It has been designed with the 2 storey height sited towards the rear, and beyond these windows and an acceptable relationship is achieved.

Regarding the roof conversion, the dormer window would be in the rear elevation and is set in from the edges of the roof and is considered acceptable. The raised terrace this will be some 300mm to 400mm above ground level, and hence is only slightly above pd. The plans have been amended to add a 450mm trellis on this boundary adjacent the terrace, and the works are not considered to result in increased loss of privacy.

(iii) Effect on visual amenities

The proposed side extension with a long pitched roof to the front is not a characteristic of the area, however, the bulk and height is set towards the rear of the house and as such will not be overly prominent in the street scene. The works which will be set one metre from the boundary to avoid a terracing effect, will be in appropriate materials and are not considered to be detrimental to visual amenities.

(iv) Highways

The proposal provides 3 parking space, one in the garage and 2 on the drive and the Development Engineer does not raise objection.

8 Conclusion

The proposed development would not adversely affect neighbouring properties or affect the visual amenity of the area. The recommendation is to grant consent.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00514 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed above ground floor level in the east elevation

without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and block plan PO3A

Existing plan -100 and 101

Proposed floor plans PO1

Proposed elevations PO2

Reason: - To ensure provision of a satisfactory development.