
Site Address:	61B Brook Gardens, Emsworth, PO10 7JY		
Proposal:	Single storey rear extension.		
Application No:	APP/13/01049	Expiry Date:	18/12/2013
Applicant:	Mrs Shillingford	Team:	Team 2
Agent:	Mr Hackett	Case Officer:	Jenna Shore
	Sussex Building Plans		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a semi detached two storey dwelling with a pitched roof and integral garage, to the rear is a conservatory. To the north of the dwelling is a driveway. To the west is open fields, to the south a two storey detached dwelling and to the east is the adjoining two storey property. This dwelling has been extended to the rear with a conservatory.

2 Planning History

No planning history

3 Proposal

- 3.1 The application seeks to remove the existing conservatory and erect a single storey rear extension with a mono pitch roof. The dimensions are as follows: 3.5m in length, 3.3m in height and 6.0m in width. Windows are proposed to the rear elevation and doors to the west facing elevation.

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

Environment Agency

No objection

Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Southern House Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Please find attached a plan of the sewer records showing the approximate position of a public sewer within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Please note:

No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5 metres of a public sewer. Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Southern House Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

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: 4

Number of site notices: 0

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 the character of the existing dwelling

(i) Principle of development

- 7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.
- 7.3 Permitted Development rights have been removed from the dwelling at the time of the original construction under planning reference 99/63010/001.

(ii) Effect on neighbours

- 7.4 The proposal seeks to remove an existing conservatory and erect a single storey rear extension in its place. The proposal is to be sited adjacent to an existing conservatory to the rear of the neighbouring property. The perception of mass therefore already exists in this location and may impact the neighbouring conservatory in a similar way to the existing form of development. The proposal is of a similar length to that of the neighbouring conservatory. Much of the mass is therefore screened and as a result is unlikely to appear overbearing or visually intrusive when stood in the neighbouring garden.
- 7.5 Both gardens face directly south, as a result of this orientation it is unlikely that the proposal would lead to a loss of light during the early afternoon but may limit some direct sunlight in the late evening in the summer months. However, this is unlikely to be significantly different from the impact of the existing conservatory on the neighbouring conservatory.
- 7.6 No windows are proposed to the side facing elevation (east) however, a condition can be added to ensure that windows are not installed at a later date. Windows located in this elevation could have the potential to directly overlook the neighbouring conservatory especially in such close proximity to the shared boundary.
- 7.7 The modest length of the proposal is unlikely to impact on the dwelling to the rear with a gap of 8m remaining between the proposal and the rear boundary.

(iii) Effect on the character of the existing dwelling

- 7.8 The extension is located to the rear of the dwelling and is not clearly visible from the streetscene. The application proposes to use matching materials and similar size windows to that of the existing dwelling. The design along with the modest length is unlikely to detract from the character of the existing dwelling.

8 Conclusion

- 8.1 The proposed extension is to be sited adjacent to a neighbouring conservatory. Both structures are of a similar length and as a result the increase in mass and height is likely to be screened and create some separation to the proposal when stood in the neighbouring garden. The siting and scale is therefore unlikely to result in an adverse impact the neighbouring dwelling or private amenity space. The modest length and height and use of matching materials limit the extent to which the proposal may lead to an adverse impact to the character of the existing dwelling. 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/13/01049 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the east (side) 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 plan received by the council 22nd October 2013
Block plan received by the council 22nd October 2013
Existing and proposed ground floor plan and elevations drawing number LS/PL/01 revision number REV01 received by the Council 23rd October 2013

Reason: - To ensure provision of a satisfactory development.