
Site Address:	32 Nore Crescent, Emsworth, PO10 7NB		
Proposal:	Construction of single storey side and rear extension following removal of existing rear conservatory and garage.		
Application No:	APP/13/00510	Expiry Date:	23/07/2013
Applicant:	Mr Legg	Team:	Team 2
Agent:	Mr Anderson	Case Officer:	Bee Crawford
	Axis Architecture Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow and garage which lies to the south east of the property. It has a brown tiled pitched hipped back roof and elevations of red multibrick. The front garden is enclosed by a 0.5 metre high wire fence and shrubs to the side boundaries with a dwarf wall and shrubs to the front boundary and open vehicular access to the detached garage. The front garden is laid to lawn facing the property and has an area of tarmac providing parking to the side. The rear garden is of a generous size and is enclosed by a 1.8 metre high fence and wall with mature trees and shrubs to the south eastern boundary, a 2 metre high hedge to the south western boundary and part of the north western boundary and a 1.8 metre high trellis and 0.5 metre high wire fence to the remainder of the north western boundary. The garden is laid to lawn interspersed with areas of mature shrubs, a shed and a vegetable patch.
- 1.2 Detached bungalows of a similar age, style and design lie to the north and south of the property, and the rear gardens of properties in Chester Close lie to the rear. A detached bungalow of a similar age, style and design lies opposite the site. The area is of medium density of predominantly detached and semi-detached bungalows of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey side and rear extension of a total of 14.1 metres in width (stepping back by 1.1 metres at 9.385 metres to the side extension), 3.825 metres in depth to the rear, reducing to 1.1 metres and 8.085 metres in depth to the side of the property. The side extension extends 6.755 metres at the front of the property. The flat roof is 3 metres in height with a lantern roof to part of the extension at the side and rear to a maximum height of 3.6 metres. The existing rear conservatory and detached garage are to be demolished.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

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

5 Statutory and Non Statutory Consultations

Arboriculturalist
No objection.

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: 9

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 design
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposed side extension would be visible from the public realm, although it is set back in excess of 10 metres from the front boundary and it is considered there would be minimal impact on the existing streetscene. The development would result in a sizeable increase to the original footprint of the property, however it is considered that this can be comfortably accommodated within the extent of the site. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable.

(iii) Effect on neighbouring properties

7.4 There is minimal screening to the north western elevation of the proposed rear

extension which projects away from the neighbouring property at number 30. However there are no windows in this wall and the depth is only a slight increase to the existing conservatory. The south eastern elevation of the proposal is to be built in from the property boundary and again due to the siting of the house will project away from the property at number 34. It is therefore considered the distance and existing screening is sufficient to minimise any perception of overlooking or appearing overbearing. The properties to the rear are in excess of 20 metres away from the proposal. It is considered the development would have negligible impact on the properties immediately adjacent to the existing dwelling and the properties to the rear.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00510 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:

13-26-05 Location plan
13-26-06 Existing and proposed floor plans
13-26-07 Existing and proposed elevations
13-26-08 Proposed site plan

Reason: - To ensure provision of a satisfactory development.