
Site Address:	44 Long Copse Lane, Emsworth, PO10 7UR		
Proposal:	Two storey side extension comprising doubler garage and hobby and utility rooms, plus increase of width of access.		
Application No:	APP/13/00632	Expiry Date:	28/08/2013
Applicant:	Mr & Mrs Crossley	Team:	
Agent:	Mrs Nash	Case Officer:	Stephen Andrews
	Thorns-Young Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located outside of the settlement boundary within a designated Strategic Gap. The immediate area is characterised by large detached dwellings set within good sized verdant plots. It was noted that the positioning of dwellings within the street scene varied with some being positioned closer to the front boundary than others. It was noted that there is a housing development currently under construction beyond the rear boundary of the site.

The application site is made up of a detached chalet style dwelling with double entrance points and large area for on site parking to the front. There is a flat roofed double garage to the side, with flat roofed rear dormer window and ground floor bay to the rear also. The dwelling is set within a substantial verdant plot and is set well back from the street scene, with good distance from neighbouring dwellings.

2 Planning History

None

3 Proposal

Planning permission is sought for a side extension with accommodation within the roof space. The development would replace the existing flat roofed, integral double garage and workshop. The ground floor would comprise of a large double garage with hobby room, whilst the first floor would be used for storage and tanks. The roof would have three roof lights in the front elevation, whilst the rear roof slope would house a series of solar panels.

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

Development Engineer - None received
Atkins Planning Team, Anglo St James House - None received
Hampshire Biodiversity Information Centre - None received

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: 5

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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies outside of the built up area, within a designated Strategic Gap. There is no in principle objection to the extension of dwellings within such locations provided that the scale of the development does not compromise the visual and open characteristics of the site and its surroundings and suitably protects the open characteristics and purpose for including the site within the Strategic Gap. The development is therefore acceptable in principle subject to the detailed considerations below and any other material planning considerations.

(ii) Impact on neighbour amenity

The proposed extension would be located on the west side of the dwelling. The rear boundary of the site is in excess of 60m from the proposal and is screened by a tree line, therefore the new housing development to the south would be unaffected by the development. The closest neighbour on the opposite side of the road (north) is some 35m from the extension, with the closest neighbour, 42 (to the west) some 31m from the proposal and separated by a significant tree line along the western boundary of the application site.

It is considered that the significant separation distances from neighbouring dwellings, coupled with the level of boundary screening, some of which is not within the control of the applicant, combines to suitably protect the residential amenities of neighbouring

properties from the development as proposed. Further the fact that the roof space is to be used for storage with no significant windows included would further reduce the impact upon neighbour amenity. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The proposed side extension would match the height of the host dwelling and extend close to the side boundary. However, the verdant characteristics of this and the neighbouring site of 42, provide a screening and softening effect to the development. This is also aided by the set back from the street scene.

The dwelling as extended, although large, is in keeping with the host dwelling and would be no more dominant than other dwellings, sited closer to the road front along Long Copse Lane. The immediate characteristics of the site and the immediate area although spacious and verdant is not one of immediate openness attributed with a Strategic Gap. It is therefore considered that the purposes of including the site within the Strategic Gap would be retained.

Although there are a large number of trees within and around the site none of any significance are affected, with the development largely confined to the footprint of the existing flat roof double garage to the side, that is to be replaced.

It is therefore considered that the development as proposed would not be materially harmful to the prevailing character and appearance of the area and would not be obtrusive from the street scene which is included within a designated Strategic Gap. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to impact on trees, neighbour amenity or harm the prevailing character and appearance of the area. 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/13/00632

(A)

(B) 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:

Proposed Floor Plan, Roof Plan and Elevations - Drawing No. 6072.13.2 Rev. B

Sections and Notes - Drawing No. 6072.13.3

Location Plan - 1:1250 - Stamped 26th June 2013

Block Plan 1:500 - Stamped 26th June 2013

Reason: - To ensure provision of a satisfactory development.