
Site Address:	12 Brent Court, Emsworth, PO10 7JA		
Proposal:	Construction of two storey side extension and replacement shed to rear.		
Application No:	APP/13/00374	Expiry Date:	21/08/2013
Applicant:	Mrs Daryanani	Team:	Team 2
Agent:	Stephen Bromley Associates	Case Officer:	Daphney Haywood
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 12 Brent Court comprises a detached two storey dwelling sited at the head of the cul-de sac on a relatively large plot. The area is primarily residential comprising in the main detached houses of similar character.
- 1.2 The site and the adjoining properties support a number of mature trees covered by a group preservation order, including a sycamore in the garden of the adjacent dwelling at 10, and a mature oak tree within the application site.

2 Planning History

06/58143/001 Single storey extension to front/side and north-east elevation. Permit 21/07/06

3 Proposal

Construction of two storey side extension and replacement shed to rear. The two storey extension would provide for a shower room at ground floor and the enlargement of the bedroom at first floor. The proposed shed would replace an existing timber shed and be constructed on the existing hardstanding.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

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|------|---|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Arboriculturalist. As the shed is to be sited on the existing hardstanding 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: 8

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) Trees

(i) Principle of development

7.2 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

7.3 The main impact relates to Nos 10 Brent Court, and No 63 Maisemore Gardens which lies to the rear of the proposed shed. The proposed two storey side extension is modest in size and will have little impact on No10 owing to the aspect of the dwellings and the off set from the boundary. It is not considered to result in detriment to the neighbouring properties.

7.4 In respect to the shed this would be located in the same location as the existing shed, of brick and tile construction, and approximately half a metre wider, 1m wider longer and slightly higher. Whilst slightly larger this would not have an appreciably greater impact on the neighbouring properties and is not considered to result in detriment.

(iii) Effect on visual amenities

7.5 The proposed side extension is of appropriate design and would not be prominent in the street scene. The proposed shed lies beyond the existing garage and would not be readily visible in the street scene. The proposed works are not considered to result in visual detriment.

(iv) Trees

7.6 The shed would be sited between the existing mature trees, however, the submitted details state that no foundation works are proposed as the structure would be located

on the existing hardstanding. However, a condition is proposed to require further details should any additional foundation works be required for the shed, and the Arboriculturalist is satisfied with this approach.

8 Conclusion

- 8.1 The proposed works are considered to be acceptable in respect to the impact on neighbouring properties, visual amenities and the existing mature trees and approval is recommended.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00374

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 brick shed hereby permitted shall be constructed on the existing concrete hardstanding, as set out in the agent's letter dated the 25 June 2013. Any additional foundation works in respect to the shed shall not be commenced until full details have been submitted to and approved in writing by the Local Planning Authority. Any additional foundation works shall be carried out strictly in accordance with the approved details.
Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed at first floor or above within the southwest (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.

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

Agents letter dated the 25 June 2013.

OS location plan

Proposed extension drawing no 9939-1a

Reason: - To ensure provision of a satisfactory development.