
Site Address:	16 Valetta Park, Emsworth, PO10 7HJ		
Proposal:	Proposed rear dormer extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00456	Expiry Date:	19/07/2023
Applicant:	Mr & Mrs Roberts		
Agent:	Mr Bessant	Case Officer:	Selina Donophy
	JB Architecture Design Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a detached bungalow with habitable space in the roof located on the east side of Valetta Park, Emsworth. This property has a pitched roof with a mixture of tile hanging, render and brickwork to the elevations. The property has previously been extended towards the rear. Towards the front and side of the property is parking for vehicles on site.

2 Planning History

09/74172/000 - Single storey rear extension. , WD,17/12/2009
APP/10/00896 - Single storey front bay extension., PERM,17/01/2011

3 Proposal

Proposed rear dormer extension.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

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

5 Statutory and Non Statutory Consultations

Councillor Grainne Rason

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

No comment received

Developer Services, Southern Water

No comment 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking

(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 management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 This proposal comprises the addition of an L shaped dormer to the rear roof slope alongside some changes to fenestration layout to the side and rear elevations at ground floor level. The rear dormer would allow for the enlargement of the existing bedrooms and would provide rear elevation windows to both bedrooms. A window is also proposed in the existing rear gable to replace existing . Alterations to the window / door layouts to the side elevations include the removal of both windows to the north side elevation and replacement with a door and two windows . A side elevation window is also proposed to the rear extension on this side. To the south side would be a replacement kitchen window and to the rear elevation would be replacement bi-fold doors.
- 7.4 The proposed rear dormer is considered to be fairly large in scale and generally dormers are supported which have some set in from the side of the roof. Despite this it is considered that the dormer could be constructed within permitted development limits and therefore there is deemed to be a satisfactory fallback position in this regard. Some concern was raised by the case officer in regards to the initially proposed zinc as this was considered to appear out of keeping within the traditional bungalow design of the host dwelling. This has since been amended to roof tile to match existing and this is judged to be much more harmonious with the character of the existing dwelling and surrounding area .
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) as well as policies D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 To the south of the application site is no 14 Valetta Park. Whilst the side of the dormer would result in some increase in roof bulk to this side it would not be substantial and overall the impact is considered to be acceptable. The window would replace the existing window and therefore no harmful overlooking has been identified.
- 7.7 To the north of the application site is no 18 Valetta Park. There is a high wall located along the boundary on this side as the land levels rise to the north. Whilst a new door would be added there are already two windows on this side and no harmful overlooking is anticipated back towards no 18.
- 7.8 To the rear of the site are the rear gardens of nos 14 and 16 Havant Road and to the south east is 'Green Pasture' which is a detached dwelling located over 30 metres away from the application site. The rear garden of the application site itself is approximately 20 metres which meets the minimum separation distance back to back - noting that there are no properties directly backing on to the application site. The rear dormer windows are therefore not considered to result in harmful overlooking towards any properties to the rear.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.10 The site has adequate parking for three vehicles are required in the Havant Parking SPD.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00456

(A) subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

PL.694.23.05 D	AMENDED PROPOSED ELEVATIONS
PL.694.23.04 C	AMENDED PROPOSED FLOOR PLANS
PL.694.23.01 A	AMENDED LOCATION AND BLOCK PLAN

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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.