
Site Address: 551A Southleigh Road, Emsworth, PO10 7TF
Proposal: Hipped roof to east elevation and amended window positions to front and rear.
Application Type: Full Planning Permission
Application No: APP/23/00440 Expiry Date: 08/08/2023
Applicant: Mr & Mrs Darnton
Agent: Mr Holland-May Case Officer: Denise Sheath
 AM Designs
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

551A Southleigh Road, Emsworth, is a two storey end of terrace property constructed with red brick and a red clay roof tile. The property has a cat slide roof design to the eastern elevation. The property shares a gravel frontage with the adjoining neighbouring property to the west (No.551 Southleigh Road) which allows for the off road parking vehicles for both of these properties. The property benefits from a detached shed and decking area to the eastern side and eastern rear side boundary with laid to lawn garden directly to the rear. The boundary treatment consists of 1.8m close boarded wooden fencing to the rear and rear eastern and western boundaries. There is a 1m wooden fence to the front eastern side boundary with a 1m brick wall to the front boundary.

2 Planning History

APP/12/00983 - Construction of 1No. 3 bed end of terrace house with associated car parking and landscaping. (Revised application.) – Perm 16 November 2012

3 Proposal

Hipped roof to east elevation and amended window positions to front and rear.

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)

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

5 Statutory and Non Statutory Consultations

Not required.

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: 6

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 and impact on the character of the area
- (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 in principle subject to development management criteria.

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

7.3 The property was constructed under planning approval APP/12/00983. During the life of this application it was decided that a cat slide roof would reduce the visual dominance of the alternative gable end design. Concerns were also raised with regard to loss of light and overbearingness of the gable end design.

7.4 The current design which this application relates proposes to alter the existing cat-slide roof, building up the eastern elevation at first floor level by 1.4m in height and up to 2m in depth to become flush with the eastern ground floor side elevation. The ridge of the main roof would be extended by 2.5m altering the existing cat-slide roof design to a hipped design roof. The proposed alterations would alter the appearance of the of the property which would be visible from the streetscene of Southleigh Road. The roof alteration would create a more balanced appearance to property which is located at the end of a row of terraced houses (3 in total). The proposed roof alterations would allow for more head space within the master bedroom and en suite bathroom creating a more comfortable living standard at first floor level.

- 7.5 The proposal also includes the repositioning of a window to the front and rear elevation. The windows which are to be repositioned are located toward the first floor eastern elevation. The re-positioning of the window to the front elevation would be located above the existing ground floor window which would create a more balanced appearance to the front of the dwelling than that of the existing window in which it will be replacing. The replacement rear window will serve an en suite bathroom area although the repositioning of this window would be slightly more towards the eastern elevation it would not create a cramped appearance to the rear.
- 7.6 The materials to be used in the construction would have a similar appearance as the red face brick work and red clay roof tiles used in the construction of the property. Therefore the design and appearance of the proposal is deemed appropriate in context to the main building and the character of the streetscene. It is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). 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

- 7.8 Overshadowing plans have been submitted with the application, these plans show the light impact throughout the different seasons of the year. These plans show that the proposal would not create any additional loss of light or overshadowing to the adjacent neighbouring properties (No.533 Southleigh Road and 1A Hollybank Lane) located along the eastern boundary than what is already existing from the property's eastern elevation. It is therefore considered that the proposed first floor and roof alterations would have a limited and acceptable impact upon these neighbouring properties.
- 7.9 The window which is to be repositioned at first floor level within the rear elevation will serve an en suite bathroom. A condition will be placed upon the decision should planning permission be granted for this window to be obscurely glazed to alleviate any overlooking concerns which may arise with regard to the neighbouring properties located at the rear (No.1 Hollybank Lane) and to the rear eastern boundary (No.1A Hollybank Lane). It is therefore considered the impact to these neighbouring properties from the repositioning of the rear window would be minimal and acceptable.
- 7.10 The window which is to be repositioned to the front elevation would serve a bedroom. The area which this window faces onto is already visible from the public domain. It is therefore considered that any impact from this window would be minimal and acceptable.
- 7.11 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.

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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00440 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:

Application Form - Received 12 June 2023

Design Statement - Received 12 June 2023

Location and Block Plan - Drawing No. 0100 P01 - Received 12 June 2023

Existing Floor Plans and Roof Plan - Drawing No. 0200 P01 - Received 12 June 2023

Existing Section and Elevations Plan - - Drawing No. 0400 P02 - Received 14 June 2023

Existing and Proposed Street Elevation - Drawing No. 0402 P01 - Received 12 June 2023

Proposed Floor Plans and Roof Plan - Drawing No. 0201 P01 - Received 12 June 2023

Proposed Section and Elevations Plan - Drawing No. 0401 P02 - Received 14 June 2023

Mobility Layout Plan - Drawing No. 0600 P01 - Received 12 June 2023

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.

- 4 The proposed window at or above 1st floor level within the rear elevation of the building shall:-

i) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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.