
Site Address: 7 Markway Close, Emsworth, PO10 7NX
Proposal: Loft conversion to include rear dormer and 3no. skylights to front elevation. Single storey rear extension.
Application Type: Full Planning Permission
Application No: APP/23/00160 Expiry Date: 28/04/2023
Applicant: Mr & Mrs Wood
Agent: Mr Bessant Case Officer: Selina Donophy
JB Architecture Design Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey end of terrace dwellinghouse located on the east side of Markway Close, Emsworth, where the road forms a cul-de-sac. This property has a pitched roof with white cladding and painted brickwork to the front elevation - towards the front the property is laid to lawn with hardstanding providing parking space located down the side of the property.

2 Planning History

None relevant

3 Proposal

Loft conversion to include rear dormer and 3no. skylights to front elevation. Single storey rear 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 Julie Thain-Smith

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

No comment received

Southern Gas Network

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
1 comment in objection: Reassurance required for use of the shared driveway for the parking of vehicles by the adjacent property as parking spaces have been shown to the side of no 7.	The close relationship between the garage and the cutilage of no 7 has been noted. As the driveway down the side of no 7 is already in existence then no 7 could use this space for parking regardless of this planning application . The plans do not show that the space required for parking would overspill the ownership boundary of the site.
1 comment in support: We are pleased to support this application.	Comment noted.

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 raising of the roof above the garage to a height of approximately 3.2 metres . This would be extended towards the rear, creating a wrap around extension around the rear of the property, extending beyond the rear elevation wall by approximately 4.1 metres with a height of 3.2 metres . The extension would be set in from the south side boundary slightly and would feature two rooflights set within the flat roof. This space would create an open plan kitchen/ dining area with a window and doors to the rear elevation . The garage would be converted into a office/snug with a rear elevation window alongside a utility room to the front served by a front elevation window and side doorway . Proposed materials include brickwork to match existing.
- 7.4 A flat roof dormer is also proposed to the roof with dimensions of approximately 5 metres width, 2 metres height and 4.4 metres depth. This would create an additional bedroom in the roof space served by rear dormer windows- an ensuite is also proposed at this level served by a front elevation rooflight - two other rooflights are also proposed to the front roof slope which would serve the bedroom and stairwell. Proposed materials include weatherboard cladding.
- 7.5 The dormer is fairly large in scale although it would be in keeping with permitted development allowances in terms of volume and set up from the eaves line. It is noted that dormers aren't common in the immediate vicinity however it would not be located in a highly visible location and would not be particularly prominent within the public realm. Cladding is already well used within the road . The rear extension also would be sited in the rear garden so would not impact the wider character of the area - the alterations to the garage would be set down the side of the property on the corner of the close and would not result in harm to the character of the streetscene.
- 7.6 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

- 7.7 To the south of the application site is no 5 Markway Close which is the adjoining property. The proposed rear extension would be set off the side boundary by approximately 30 cms and would project beyond the rear elevation of no 7 by approximately 4 metres with a 3 metre height . The extension looks to project slightly over 45 degrees from the mid point of the closest window which is a set of french doors serving the dining room at no 5. Whilst this is noted, no 7 is sited to the north of no 5 and therefore there would be no harmful overshadowing impact. The extension would be set slightly off the boundary and , on balance, is not deemed to result in harm to the amenity of this property. The rear dormer would have views directly down the rear garden of the site and not down into private amenity spaces of adjacent properties.

- 7.8 To the north of the application site is no 9 Markway Close. This property is sited at an angle to no 7, with the garage set forward. The converted garage at no 7 would not be projecting forward however the roof would be increasing in height and the depth would be increasing towards the rear . There is a side extension located behind the garage at no 9 with a front elevation window . The increase in height above the garage is not considered to result in increased substantial loss of light to this window which is already sited between the two dwellings. The parking would not change from existing in terms of use of the driveway at no 7.
- 7.9 To the rear is a car park - no overlooking harm has been identified to the rear of the site.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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).

(iv) Parking

- 7.11 The applicant has provided a parking plan showing two parking spaces on the driveway which is already in existence . The third space would be accounted for with on street parking . The applicant has provided a week long parking survey which shows that there are parking spaces available on the road close to the host dwelling . Noting the availability of on street parking spaces , this allocation is considered to be acceptable , meeting the parking allocation requirements as specified in the Havant Parking SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00160 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.668.23.01 D	AMENDED - BLOCK & LOCATION PLAN WITH PARKING
PL.668.23.04 C	AMENDED PROPOSED FLOOR PLANS
PL.668.23.05 E	AMENDED PROPOSED ELEVATIONS

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.