
Site Address: 5 Westgrove Gardens, Bridge Road, Emsworth, PO10 7DR
Proposal: Retrospective application for dormer to rear elevation with obscured glazing (amendment to APP/21/00984).
Application Type: Full Planning Permission
Application No: APP/22/01167 Expiry Date: 14/02/2023
Applicant: Mr Forfar
Agent: Mr Spivey Case Officer: Joseph Toole
 PWP Architects
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Westgrove Gardens is a terraced property set on the junction of Bridge Road and Havant Road. The boundaries to the site on the public highways consist of 1-1.8 metre high walls. A private right of access exists over the site to get to 5-8 Westgrove Gardens and the front and rear entrances to Nos 1-4 Westgrove Gardens. The private amenity area for the application site largely is provided to the front of the dwelling. A large single storey flat roofed garage is located in the south western corner of the site and is set against the boundary walls. The site lies within flood zone 3, and is in close proximity to Emsworth Conservation Area, which lies to the east.

2 Planning History

APP/21/00984 - Demolish existing first floor balcony, first floor extension, new balcony and roof conversion, PERM,09/03/2022
APP/22/00679 - Application for Lawful Development Certificate relating to single storey ground floor extension [Amended description]., PERM,28/10/2022
APP/22/00956 - Application for certificate of lawfulness relating to existing rear dormer., WD,18/11/2022

3 Proposal

The proposal is for retrospective permission for dormer to rear elevation with obscured glazing (amendment to APP/21/00984). This requires formal planning permission as the roof alterations exceed 40sqms which is over the permitted development limit.

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)
CS15 (Flood and Erosion Risk)

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

- D1 (General Design Policy)
D2 (Height, Mass & Materials)
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.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Developer Services, Southern Water

No Comment.

Engineering/Drainage

No Comment.

Landscape Team, Havant Borough Council

From a landscape perspective the dormer window does not have a significant impact on the character of the area. However give the size of the gardens and the proximity to adjacent buildings the dormer window is contrary to HBC design guides.

Officer Comments

The dormer would have a separation distance of less than 20 metres to neighbouring properties. This does not comply with the Havant Borough Design Guide SPD.

However, as the windows are obscurely glazed with a maximum opening of 70mm it is not considered to have a negative impact upon the neighbouring properties.

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: 12

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
- (iv) Impact on current and future occupiers
- (v) Flood Risk

(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 dormer provides additional space for the bedroom/ en-suite on the 3rd storey. It has plain clay roof tiles which matches the existing property. This is considered to be inkeeping with the context of the main dwellinghouse and character of the area.
- 7.4 The dormer is partly visible from the street scene. Due to its modest size within the roofscape it is not considered to have an adverse impact on the character of the 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would conserve the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The dormer has two windows serving an en-suite and bedroom. They face out onto the wall of No.4 Westgrove Gardens and some of the neighbouring properties rear gardens. As the windows would be obscurely glazed it is not considered to cause harmful overlooking. These windows have been recommended to be conditioned obscurely glazed with a maximum opening of 70mm.
- 7.7 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is noted no letters of objection were received with respect to the scheme.

(iv) Impact on current and future occupiers

- 7.8 One of the obscurely glazed windows within the dormer would be located within a bedroom. This is not usually encouraged however as the bedroom has another source of light from doors and windows on the south east side, it is considered to have an acceptable impact on the current and future occupiers.

(v) Flood Risk

- 7.9 As previously mentioned the site is located within Flood Zone 3. As the works does not involve any increase in footprint it is not considered to increase flood risk, complying with policy CS15 of the Havant Borough Core Strategy (2011).

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 Planning be authorised to **GRANT PERMISSION** for application APP/22/01167

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

Location and Block Plan
Floor Plans - 5757-5100-C
Elevations - 5757-5200-C
Flood Risk Assessment

Reason: - To ensure provision of a satisfactory development.

- 2 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, within the dormer hereby permitted the windows in the second floor on the north east elevation shall be maintained with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), with a maximum opening of 70mm and retained as such thereafter.

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.