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Site Address: 633 Southleigh Road, Emsworth, PO10 7TE  
Proposal: Replacement dormer to side elevation, 5No. rooflights, veranda to side and rear, reconfiguration of doors windows and exterior material amendments to external elevations.  
Application Type: Full Planning Permission  
Application No: APP/23/00214 Expiry Date: 04/05/2023  
Applicant: Mr & Mrs Smithson  
Agent: Mr Bessant Case Officer: Selina Donophy  
JB Architecture Design Ltd  
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

This application site comprises a detached bungalow with rooms in the roof located on the north side of Southleigh Road, Emsworth. This property has a hipped roof and has been extended toward the rear. It is set back from the road with a driveway providing vehicle parking space towards the front. There are two dormers set within the side roof slope. The area is residential in character.

## **2 Planning History**

01/66561/000 - Single storey rear and side extensions and detached single garage to rear., PERM,19/09/2001

## **3 Proposal**

Replacement dormer to side elevation, 5No. rooflights, veranda to side and rear, reconfiguration of doors windows and exterior material amendments to external elevations.

## **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 Lulu Bowerman**

No comment received

**Councillor R Kennett**

No comment received

**Developer Services, Southern Water**

No comment received

**Property Services Manager**

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

| Comment                                                                                                              | Officer Comment |
|----------------------------------------------------------------------------------------------------------------------|-----------------|
| I have discussed this application with my neighbours at 633 Southleigh Road, Emsworth.<br>I support the application. | Comments 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 a replacement dormer to the side (west) elevation . This would comprise of one dormer replacing the existing two singular dormers- this would now measure approximately 5.6 metres. In the middle a new window would be introduced serving a bathroom. The existing chimney would be removed . Also proposed is a replacement side extension to replace the existing conservatory with an internal bike store with a shower room to the rear. This would have a monopitched roof with three rooflights in the roof slope and a doorway to the front. To the west side the existing doorway would be removed and the existing doorway on the rear existing would be relocated with the window adjacent removed and replaced. There would be internal reconfigurations to the rear of the property with the rear bedroom now forming a living area and this would now be served by windows and a set of doors leading out into the rear garden. A verandah is also proposed surrounding the rear and west elevations of the rear of the property .Rooflights are also proposed, including three to the single storey section of the rear roof which would be above the hallway and rear living area . A rooflight is also proposed to the east side of the main roof at first floor level which would be sited above the stairwell. The two existing rooflights , one above the ground floor bedroom and one serving the first floor space would be removed. Changes to materials are also proposed and these include corrugated metal cladding sheets to the east side elevation of the side extension and weatherboard cladding to the surrounding elevations. Roof tiles would match existing.

7.4 The proposed alterations would be generally subtle in appearance and there would be no substantial changes to footprint. The alterations to materials would create the most change with a large amount of weatherboard cladding used to the elevations - a sample has been received confirming this would be in a putty colour with a smooth finish. Whilst there would be a generous amount used, this would be set at ground floor level with only a small amount used on the dormer and it would not be highly visible from the public realm. The dormer would not be significantly larger than the existing two dormers and would sit subserviently within the roof slope . Overall the changes are considered to be acceptable within the context of the host dwelling and the wider 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 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 west of the application site is no 631 Southleigh Road. The dormer windows are already in place and the bathroom window would be small and would not offer new views that do not already exist from the existing dormer windows. The two existing dormer windows serve attic rooms accessed by a staircase. It is likely that the first floor bedrooms and en-suite will be in more regular use, however, any additional impact would be limited. The rooflights on this side would be located at high level above the single storey element. There would be some changes to windows and doors at ground floor level on this side however none of the changes would result in harmful overlooking back towards no 631.
- 7.7 To the east of the application site is The Haven. There would be a new rooflight window proposed to this side serving the stairwell. It is noted the properties are located within close proximity of one another however it is also of note that there is an existing rooflight window in place which would be removed. The new rooflight window would be set closer towards the south however it is considered that the views from a stairwell would be more fleeting than that of the current window which would serve a bedroom and therefore, taking this into consideration the proposed rooflight is judged to be acceptable in impact.
- 7.8 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

- 7.9 There is enough parking for more than the maximum requirement of 3 towards the front of the property.

## **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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00214 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.666.23 01 SITE LOCATION PLAN AND BLOCK PLAN  
PL.666.23.04 REV B PROPOSED FLOOR PLANS & TYPICAL SECTION  
PL.666.23.05 REV B PROPOSED ELEVATIONS  
CLADDING MATERIAL SAMPLE UPLOADED ON THE 24.04.2023

**Reason:** To ensure provision of a satisfactory development.

- 3 The external materials used (with the exception of the metal cladding referred to in condition 4) 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.

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the proposed metal cladding have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the metal cladding. Only the metal cladding so approved shall be used, in accordance with any terms of such approval.

**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.