
Site Address: 60 Havant Road, Emsworth, PO10 7JG
Proposal: Roof extension with enlarged replacement rear dormer. Single storey side and rear wrap around extension and outbuilding to rear.
Application Type: Full Planning Permission
Application No: APP/23/00234 Expiry Date: 10/05/2023
Applicant: Mr Coppin-Score
Agent: Mr Davies Case Officer: Tina Pickup
Helyer Davies Architects Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a substantial detached Victorian villa/ two storey dwelling with rooms in the roof space, located on the south side of the Havant Road, just east of the junction with Beach Road. The property is constructed of traditional red brick beneath a tiled, double pitched roof with front gable feature, and set back about 15m from the highway with graveled drive frontage.
- 1.2 There was a single storey pitched roofed garage constructed in the frontage, against the western boundary and linked to the front and side of the house. At the time of the site visit (09/05/23) this had been demolished, as well as the former lean-to rear extension and side addition, and the house vacant with builders having done a lot of clearance works pending the outcome of this planning application.
- 1.3 The site benefits from a long rear garden (some 36m) enclosed by a mix of fencing and brick walls, with mature shrubs. Either side, numbers 58 and 62 are similar Victorian villas, number 58 has a half width single storey extension and the area closest to the shared boundary forms the private sitting out area with a glazed canopy roof. To the west, number 62 has an attached single storey pitched roof rear addition set up to the shared boundary. This western boundary line, where between the dwellings, staggers and is not clearly defined on site.
- 1.4 The garden of number 62 has been truncated with the construction of a new dwelling, 2A Beach Road, (approved under APP/20/01025), which now comprises a chalet dwelling having its rear elevation set close to the western boundary of the application site. This property has been designed with only roof lights in its rear roof slope to avoid any overlooking. An original two storey brick built outbuilding set hard up to the western boundary of the application site and number 2 Beach Road, now provides the garaging for 2A. This outbuilding has a blank rear elevation such that the rear of the application dwelling is enclosed by a high blank facade.

2 Planning History

18527/2 - single storey extension at front to form new double garage Permitted
9/3/1988

3 Proposal

Roof extension with enlarged replacement rear dormer. Single storey side and rear wrap around extension and outbuilding to 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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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**

Southern Water

formal application required for any new connection to the public sewer;
where surface water being discharged to the network, Building Regs H3 hierarchy should be followed, plus reuse option;
if any sewer found during construction then must be investigated
Officer comment - as a householder application no new connection likely and would be a Building Regs matter

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

Comment	Officer Comment
None 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 The demolition of the front garage has opened the site frontage up and arguably improved the visual appearance of the street scene, allowing the features of the original dwelling to be more clearly seen. The development proposals include a replacement single storey side extension on the west, with a 3m forward projection providing a canopied offset porch arrangement. This would be considerably less dominant than the former garage and is set beyond the window opening allowing this original detail to be revealed.

7.4 The proposed roof alterations involve creating a flat 'crown top' in lieu of the existing double pitch void, but this would be set slightly below the ridge line and not be visible from ground level. The existing rear dormer is to be enlarged, but would remain a pitched roof dormer subservient in the roof slope in accordance with the Borough Design Guide SPD. The other alterations are to the rear and of an appropriate sympathetic design and scale to the host building, and as such are considered to be in keeping with the character of building and area. Materials are proposed to match, except for windows which would be replaced with aluminium. The site can readily accommodate the proposed outbuilding which would not result in an overdevelopment of the site.

7.5 Overall, 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). 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 The single storey rear flat roofed extension would extend across the full width of the rear with a depth of about 4.2m and height of 3.5m. This would have a similar footprint to the previous lean-to addition but would be stepped in from the western side boundary more than before, as the replacement side extension would be shallower. The side extension would be set off the staggered side boundary by between 0.5 and 1m allowing sufficient distance for maintenance access. The side extension would have a shallow sloping roof with eaves height of about 2.6m, set behind a parapet on the south elevation to visually tie in with the height and profile of the rear extension.

7.7 Given the separation distances to both side boundaries and single storey nature of

development, largely replacing former additions, it is not considered that the mass and bulk of the additions would result in any detrimental harm to the amenity of the occupiers of the adjoining properties from loss of outlook, privacy, light etc. One new roof light is proposed in the new western roof slope, but this would serve a bathroom and be unlikely to result in any overlooking.

- 7.8 During the course of determining this application amendments have been made to the proposed outbuilding, reducing its eaves and ridge height slightly (by 300mm) as well as removing roof lights previously proposed for the rear roof slope. The outbuilding is now better proportioned with eaves height of about 2.4m and ridge of 4m. It would be sited 1m off the rear boundary and necessitate the removal of a small tree.
- 7.9 Number 2 Beach Road has recently implemented APP/22/00537 for a renewed single storey rear extension with large glazed doors and private sitting out area adjacent the shared boundary wall, close to the siting of the proposed outbuilding. Due to the orientation there would be limited overshadowing above the 1.5m high boundary wall during the daytime to number 2's sitting out area; and whilst their outlook may be compromised slightly, the roof would slope away minimising any enclosing effect. The loss of the roof lights would prevent any overlooking by number 2 down into the outbuilding and the perception of being overlooked by the occupiers of number 2.
- 7.10 It has been confirmed that the outbuilding would be used as a home office and gym for the occupiers of the main house only. As such it would be an appropriate ancillary use. Overall the impact of the outbuilding in terms of mass and bulk and any overbearing or enclosing effect on the outlook and amenity of number 2 Beach Road, would be minimal and not material enough to justify a reason for refusal.
- 7.11 Consequently, it is considered that the proposed alterations to the house and proposed outbuilding would 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 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

- 7.12 The existing property already has about 6 bedrooms and with the garage demolished has frontage space for the parking of at least 4 or 5 cars. This would readily meet the parking requirements for the proposed development and comply with policy DM13 and the Parking SPD.

8 Conclusion

- 8.1 The proposed alterations to the dwelling and new outbuilding are considered acceptable in principle, and appropriate in terms of design and impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis the proposal is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00234 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:

Design & Access Statement by hd architects
Site Location, Proposed Floor Plans & East and West Elevations - Drawing number 22170-02 Rev A
Proposed Site Plan, North & South Elevations & Outbuilding Plans - Drawing number 22170-02 Rev A

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.
- 4 The outbuilding hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation or business.
Reason: The unit of accommodation has inappropriate access to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.