
Site Address: 4 Valetta Park, Emsworth, PO10 7HJ
Proposal: Proposed rear dormer with Juliette balcony, single storey side and rear extension; cladding to elevations
Application No: APP/21/00301
Applicant: Ms Campbell
Agent: Mr Mallen
Ward: Emsworth
Site Visit Date: 13/05/2021

Expiry Date: 27/05/2021
Case Officer: Graham Speller

Thorns-Young Ltd.

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The site is located on the eastern side of Valetta Park and is occupied by a gable ended detached single storey bungalow.
- 1.2 The area comprises a mix of bungalows and two storey houses of varying designs. It is noted that the property adjoining to the south used to be a bungalow but is now a two storey house.

2 Planning History

- 2.1 There is no relevant planning history.

3 Proposal

- 3.1 Proposed rear dormer with Juliette balcony, single storey side and rear extension; cladding to 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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

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

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

No comments 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
I object to the Juliette balcony which will overlook our garden	Considered in this report
(redacted), we have no objections to the project. However, we are concerned that during the build, the builder may be tempted to walk on our flat roof area over our kitchen. This because the passage between the houses is narrow and work on the Gable will have to be done off scaffold at first floor roof level. Our request is that no one walks, treds, stores materials, temporarily places materials on our felted roof as it may/will be damaged. Also, we request quiet works before 8am, as our bedroom is adjacent.	These are not considered planning considerations

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 single storey side extension and rear extension would not result in any adverse impact on the character of the area and are considered acceptable.

7.4 The proposals also includes a rear dormer window with Juliet balcony. The dormer window would stretch almost across the entire width of the existing slope and only marginally below the existing ridge height.

7.5 Whilst the proposed dormer window would not be readily visible from Valetta Park, it would be visible from Warblington Road.

7.6 The proposed dormer window and Juliet balcony would alter the appearance of the existing bungalow to a significant degree and would appear bulky and appear dominant when viewed from the locality and be prominent in the Warblington Road street scene. This would be compounded by the use of black cement board cladding. It is considered that it would appear as an alien bulky feature in the street scene and out of character in the locality.

7.7 The Havant Borough Design Guide states, inter alia, that dormers should not dominate the roof of the existing building and that to avoid this should be the same size or preferably smaller than the windows below.

7.8 The siting, scale and bulk of the proposed rear dormer window and Juliet balcony would have an unacceptable and dominant impact on the host dwelling, the character of the locality and visual amenities of the street scene contrary to the requirements of Policy CS16 of the HBLP (Core strategy) 'High Quality Design' and the Design Guide.

(iii) Effect on neighbouring properties

7.9 Concern has been raised regarding potential overlooking of a neighbouring garden from the Juliet balcony. Whilst the proposed rear dormer window and Juliet balcony will be visible and could result in an increased perception of overlooking, the properties to the rear are two storey in height and have windows at first floor level so the relationship would be similar. As such, it is not considered that there would be undue overlooking and loss of privacy as a result of the development.

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).

8 Conclusion

8.1 The proposed rear dormer window and Juliet balcony by reason of its siting, design and scale, would appear an incongruous and prominent addition which would dominate the host dwelling, detrimental to the character of the locality and the visual amenities of the

street scene. As such, the proposal is contrary to Policy CS16 of the Core Strategy 2011 and the adopted Design Guide 2011 and is therefore recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/21/00301 for the following reasons:

- 1 The proposed rear dormer window and Juliet balcony by reason of its siting, design and scale, would appear an incongruous and prominent addition which would dominate the host dwelling, detrimental to the character of the locality and the visual amenities of the street scene. As such, the proposal is contrary to Policy CS16 of the Core Strategy 2011 and the adopted Design Guide 2011