
Site Address:	5 Oakmeadow Close, Emsworth, PO10 7RL		
Proposal:	Proposed dormer window to front (West) elevation.		
Application No:	APP/21/00041	Expiry Date:	23/03/2021
Applicant:	Mr Simon Cave		
Agent:		Case Officer:	Joseph Toole
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Oakmeadow Close, Emsworth, is on the eastern side of Oakmeadow Close. The application site is a semi-detached two storey dwellinghouse comprising of red brick and brown roof tiles. It has a garage to the left of the property with additional parking to the front. Vehicular access is from Oakmeadow Close.

The property is within a residential area of mainly semi-detached properties of similar size and design.

Under planning reference APP/20/00096 planning permission was granted for a two storey side extension.

2 Planning History

APP/16/00590 - Prior notification for single storey development extending 4 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.1 metres and a maximum height of 2.7 metres.
, GPDC, 14/07/2016

APP/20/00096 - Two storey side extension, part over existing garage.,
PERM, 06/03/2020

3 Proposal

Proposed dormer window to front (West) elevation.

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)

Havant Borough Pre Submission Local Plan 2036

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.

Councillor Lulu Bowerman
No Comment.

Councillor R Kennett
No Comment.

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

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 proposed development would involve the installation of the dormer to the front of the property to part of the extension approved under reference APP/20/00096. The proposed dormer would be within a bedroom and have a length of approximately 1.3 metres, a maximum depth of approximately 3.5 metres with a pitched roof having a maximum height of approximately 1.9 metres.
- 7.4 The proposed dormer would have dormer cheeks in green coloured cement board with concrete tiles to match the existing property. This is considered to be in keeping with the context of the main dwellinghouse.
- 7.5 The proposed front dormer would be visible from the public realm. Although there are no front dormers within the immediate area due to its small size and pitched roof it is considered to have an acceptable impact on the character of the area. It would also accord with the Havant Borough Design Guide.
- 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) and 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 The proposed dormer window would face out onto the public highway and the front gardens of the properties opposite therefore it is not considered to cause any form of overlooking. The proposed dormer would also be set back slightly from No.3 Oakmeadow Close to the north therefore it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.8 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00041

- 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:

Location Plan
Proposed First Floor Plan
Proposed Elevations

Reason: - To ensure provision of a satisfactory development.