

Recommendation: **GRANT PERMISSION**

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No comment

Councillor Husky Patel

No comment

Councillor Ms C Howard - Purbrook Ward

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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 This proposal comprises a dormer to the front elevation roof , a rooflight to the side elevation and two dormers to the rear elevation roof slope. All dormers would be flat roofed, the front dormer would have a width of approximately 2.8 metres , a height of 1.6 metres and a depth of 2 metres. The rear dormers would both be smaller in scale with widths of approximately 1.6 metres, heights of 1.5 metres and depths of 1.5 metres. They would be constructed from concrete tiles to match those on the existing roof. There would also be some reconfiguration to the internal layout and slight alterations to fenestration to the side elevation which would not result in any additional windows at ground floor level although one small, high level rooflight would be added to the side elevation roof slope which would serve the landing.
- 7.4 The proposed dormers are judged to appear subservient in the roofslope both in scale and design. Similar style dormers are a feature on many of the surrounding properties and therefore the front dormer is not judged to disrupt or appear out of keeping with the streetscene. The rear dormers would not be as publically visible and similarly would appear as acceptable additions to the roof of the host property.

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

- 7.5 The rear dormers are not judged to result in any harmful overlooking to nos 56 or 54 either side . The rear garden of the site is approximately 20 metres to the rear boundary and nos 13 and 15 Serpentine Road to the rear have similar length gardens - there would be no direct overlooking to private amenity spaces as a result of this proposal.
- 7.6 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.7 The number of bedrooms at the property would be increasing from 2 to 3 . This would require 3 parking spaces as specified in the Havant Parking SPD and it has been shown this can be allocated on site in the parking plan provided with this application.

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/21/00017 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:

Block plan received on the 20.01.2021

Location plan received on the 20.01.2021

Proposed block plan received on the 20.01.2021

Proposed first floor plan received on the 20.01.2021

Proposed ground floor and elevations received on the 20.01.2021

Parking plan received on the 21.01.2021

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.