

Recommendation: **GRANT PERMISSION**

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East
No Comment.

Councillor M Wilson - Hayling West Ward
No Comment.

Councillor R Raines - Hayling East
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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
<u>Plans 1</u> Bulky design not matching anything nearby or on the streets of Hayling. Out of keeping with the character with the area Would causes the loss of natural light Overdevelopment for the size of the plot and not in line with the current building heights Overlooking affecting privacy The property is currently used to run a commercial business. It would cause further increase in noise, nuisance smells and fumes	Please see Section 7.

Vehicles often park in front of other driveways	
Business use concern	This would not be material to determining this application but would be for the Council's Enforcement Team.
Obstruction from on street car parking	This would be a matter for the Police to deal with
<u>Plans 2</u>	
The change of roof pitch from 75 to 65 degrees will help with the light issue. Did think it would be reduced further.	Please see Section 7.
Parking concerns	
Overlooking to rear	Changed
Description misleading	
<u>Plans 3</u>	
See no reason for dormer on east side	Please see Section 7.
The dormer looks unattractive	
Concern the dormer window on east side could change to clear causing loss of privacy	
Cannot see changes to roof pitch	
Concern with size of the development appearing overbearing to neighbouring properties	
Out of keeping with surrounding area	
Concern with ventilation on east side	It is considered that the domestic use should not give rise to unacceptable harm to surrounding properties.
Loss of light, too close to property on east side	
Flumes to neighbouring property	

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
- (v) Flooding

(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 alterations to the roof to create first floor living accommodation and rooflights. It would involve replacing the existing pitched roof with a mansard roof increasing the existing ridge height by approximately 0.8 metres.
- 7.4 The proposed development would have render and a flat roof. These materials are considered acceptable to the context of the main dwellinghouse. A condition regarding samples of materials to be provided and approved by the Local Planning Authority prior to commencement of works has been recommended.
- 7.5 The proposed development would be visible from the street scene. Most properties within the immediate area have pitched roof designs however it is noted No.35/35A Sandy Point Road has a similar roof design as proposed. Originally plans were submitted for a steeper angled mansard roof however negotiations took place to reduce its angle. Amended plans were submitted reflecting a more appropriate design that is considered on balance not to have a negative impact upon the character of the area.
- 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). 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

- 7.8 To the front of the property there would be two windows in the first floor front dormers facing the public highway and the front gardens of the properties opposite. This is not considered to overlook any private amenity space.
- 7.9 To the east side facing No.54 Sandy Point Road there would be a dormer with a window which would be fixed and obscurely glazed extending approximately 0.9 metres out. This is not considered to cause any harmful overlooking to the neighbouring property and has been recommended to be conditioned to remain obscurely glazed and fixed shut unless approved otherwise by the Local Planning Authority. Due to the proposed roof design and orientation of the property it is not considered to cause forms of overshadowing or appear overbearing to No.54 Sandy Point Road.
- 7.10 To the west side facing No.50 Sandy Point Road there would be no windows on this

side. The proposed development due to its altered roof design is not considered to appear overbearing to No.50 Sandy Point Road which is currently modest in size.

7.11 To the rear there would be two windows in the first floor serving the back bedroom facing out towards the rear garden. The proposed windows are set back approximately 0.8 metres from the dormers. The proposed dormers would create views similar to other properties within the area and any overlooking would be of an oblique nature, which would not cause a significantly harmful loss of private amenity space to No.50 and No.54 Sandy Point Road. The proposed windows to the rear would be approximately 20 metres away from the south boundary facing No.7 and No.8 Wheatlands Crescent. This distance is considered appropriate according to the Havant Borough Design Guide SPD. Thus, this is considered acceptable.

7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to significant 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).

(iv) Parking

7.13 The proposed development would increase the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate this.

(v) Flooding

7.14 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.

7.15 The site falls within Flood Zones 2. Due to the minor nature of the proposal with regards to increase floor space it would be unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

8 Conclusion

8.1 The proposal would not adversely impact on the character and appearance of the area, or residential amenity. Adequate on site parking would be provided and the proposal would be unlikely to cause flooding issues. Conditional planning permission is therefore recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00939

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, Block and Parking Plans - 480 PL01 REV 01

Proposed Elevations - 480 PL05 REV 03

Proposed Floor Plans - 480 PL03 REV 01

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the first floor hereby permitted the window in the first floor on the east elevation facing No.54 Sandy Point Road shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), fixed shut and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties 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 of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.