

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 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: 14

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 This proposal comprises dormers to the side roof slope and an extension. The two dormers proposed to the northern roof slope would have pitched roofs and would create additional room at first floor level to create a bathroom and bedroom. The dormer sited closer towards the west would be the larger of the two with dimensions of approximately 3.5 metres width, 2.3 metres height and 3.5 metres depth. The other dormer would have dimensions of approximately 2.9 metres width, 2.2 metres height and 3.5 metres depth. A landing rooflight is also proposed to this side elevation and a Juliet balcony to the rear elevation at first floor level. The existing first floor front elevation window would also be split into 2.
- 7.4 A flat roof, wrap around extension is proposed to the south east corner of the dwelling which would create an office and family room. The depth would come to 4 metres off the rear elevation wall, and extending 3 metres down the side of the property where the office would be located. It would have an average height of approximately 2.9 metres as there are some changes in land levels on site. The total depth would be approximately 8.8 metres towards the rear. This extension would feature a rooflight, large bi-fold doors to the east, a window to the north elevation and a window to the west elevation. Proposed materials include cladding to the first floor of the principal elevation. The chimney would also be removed.
- 7.5 An alteration to the existing west (front) boundary wall is also proposed which would include fencing above the existing brick wall height which would have a maximum height of approximately 1.8 metres. There are some land level changes which would also mean the front boundary treatment as proposed, although with a reasonable height increase, is not deemed to be highly prominent in the streetscene.
- 7.6 The extensions to the property as discussed above are deemed to be acceptable in appearance - the proposed dormers, whilst of a reasonable scale, are judged to be generally compliant with the design features supported in the Havant Borough Design Guide. Although the rear/side extension would be generous in proportion it would be mainly sited to the rear of the property so would not be widely visible from the public realm.
- 7.7 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 south of the site is the rear garden of no 9 Stakes Road. The proposed extension would be located adjacent to the rear boundary of no 9 and would be a visible feature from no 9 as the height would rise above the fence line. Despite this, it would be located away from the property and would not result in any harmful overshadowing or overlooking into the private amenity space at no 9. There is not judged to be significant harmful impact on this property.
- 7.9 To the north of the application site is no 6 Old Van Diemens Road. This is also a bungalow with space in the roof facilitated by dormers to the elevations of the roof slope, one of which has outlooks back towards the application site. There have been case officer concerns raised with potential overlooking from the proposed dormer windows back towards no 6, therefore the bedroom dormer window will now be obscure glazed and fixed shut below 1.7 metres above finished floor level as would the bathroom window. There would be a rooflight on this side however this would

serve the landing and , due to the slope of the roof, is not deemed to result in harmful prolonged or direct overlooking towards no 6. Additional windows at ground floor level would not result in any overlooking .

- 7.10 To the east is the side/rear of no 23 Crofton Close as well as the rear garden of no 13 Stakes Road, with the rear garden of no 11 Stakes Road located towards the south. There would be a juliet balcony proposed to the rear elevation at first floor level however there is judged to be adequate separation distance between properties, with 12 metres of rear garden depth to the rear boundary on site and around 40 metres between the rear elevation and side wall of no 23 Crofton Close. In addition there are already windows at first floor levels and therefore the juliet balcony would not offer increased views.
- 7.11 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.

Parking

- 7.12 There is a double garage on site with a harstanding towards the front. This is judged to provide adequate parking allocation on site. A Parking Plan has been provided.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00250

(A) 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:

510A Proposed elevations
21017-410A Proposed parking plan
21017-101 Location and block plan
21017-410 Proposed plans

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the dormer windows serving the bedroom and bathroom in the first floor on the side elevation facing north shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) 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.