

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick
No comment

Councillor Dianne Lloyd
No comment

Councillor Gwen Robinson
No comment

Councillor Mike Sceal
No comment

Councillor Peter Wade
No comment

Councillor S Milne
No comment

Countryside Access Team
The application makes no reference to Bridleway 15 which is the proposed vehicular access to the development site. Should permission be granted for this application, we request that the applicant is made aware of the following requirements through informatives:

Case Officer comment : Please see informative

Open Space Society
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: 3

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 and access
- (v) CIL

(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 remodelling of the property including a two storey side and rear extension following the demolition of the conservatory to the side , raising of the ridge including a barn hip roof extension and dormers to the front and rear roof slopes and , following demolition of the existing garage, a garage rebuild. Alterations to materials are also proposed.

7.4 The two storey extension to the side (west) would follow the demolition of the conservatory and would have a width of approximately 2.2 metres , depth of 8.5 metres coming flush with the rear elevation wall of the existing projecting elevation. This would stretch along the rear of the property, adding an additional depth of 1.5 metres to the rear at two storey level. Part of the proposal includes the redesign of the roof to create barn hip ends and the side extension would form one of these ends on the western side. The two storey extensions would create an enlarged lounge at ground floor level and enlarged bedrooms at first floor level with an ensuite. Materials proposals include K render in white and brickwork to the elevations and grey marley tiles to the roof. Generally side extensions should be subservient additions to the main dwelling and therefore should be set back behind the principle elevation with a reduced ridge in order to achieve this- guidance surrounding this is set out in the Havant Design Guide. In this case, the side extension proposed is relatively modest in width and is not located in a streetscene where there is a set pattern of development. Considered within the context of the general remodelling of the property this is judged to be an acceptable addition. The proposed rear extension again has a generally modest depth and would not be highly visible from the public realm.

7.5 Alterations to the roof include raising of the ridge to allow for increased living space in the roof. The existing roof ridge comes to approximately 8 metres in height and the proposed ridge height would come to approximately 8.9 metres. Three pitched roof dormers are proposed to the front roof slope and two to the rear alongside a velux rooflight. This would create an additional two bedrooms and an ensuite - the roof light would serve the landing. The alterations proposed to the roof slope would alter the appearance of the property fairly dramatically - the raised ridge and barn hip roof ends would add considerable additional massing to the roof . It is also noted that the other cottages sited along the track have, in comparison retained their form which generally reflects that of the existing application property. The dormers proposed to the roof slope do also add to the bulk somewhat, although these are modest in size and are in keeping with design guidance , and considered to be generally sympathetic and well sited on the roof slope. The design alterations have been considered, and, when judged within the context of the area, set back from the street and not disrupting any general pattern of development, on balance this is judged to be acceptable.

7.6 The existing garage would be demolished and rebuilt in the same location as previous. This would encompass the same floor space as the previous garage, however would have a ridge height slightly increased by around 0.3 metres. The design would include a barn hip roof with grey marley tiles to match the roof and timber cladding in black . The

existing hedge to the front would be removed following construction of the garage - following a site visit it appears this hedge has already been removed.

- 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 west of the application site is no 2 Plant Farm Cottages; which is the neighbouring property. The extensions proposed would be sited to the west of the site, with the two storey side extension set off the boundary by approximately 1 metre. No 2 is set off this boundary by 5 metres, extending to 8 metres where the property steps inwards and there is a low height outbuilding/shed sited at no 2 on the other side of the boundary. There are no windows proposed to the side elevation facing west, the dormer windows are not judged to increase overlooking and with the set off on the side of no 2 it is judged that the side extension would have a negligible impact on this property.
- 7.9 To the east of the application site is no 1 London Road. There are no windows proposed to the side elevation facing east and a reasonable set off between the properties exists and therefore this proposal is judged to have a limited impact on this property.
- 7.10 Towards the rear of the property is the rear of no 8 Windrush Gardens- 24 metres back to back distance is the guidance outlined in the Havant Borough Design Guide between a three storey (at dormer level) and two storey property - there is approximately 26 metres back to back distance between no 1 and no 8 and therefore this criteria is met. The 17 metres of rear amenity space at the application site is a generous divide and in principle dormers could be constructed to the roof slope at the rear under permitted development if the property were not undergoing the other associated alterations.
- 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.

(iv) Parking and access

- 7.12 This proposal would result in a 6 bedroom property. As there are already 4 bedrooms, no further parking allocation is required on site - upon inspection there appears to be space for 2 vehicles to the front of the property and 1 in the garage. The property is also sited along Havant Bridleway and the Countryside Access Team have been consulted in regard to this application who have stated that the public right of way should be kept clear and maintained - the applicant is directed to consider the informative attached with this permission.

(v) CIL

- 7.13 This proposal would result in additional floorspace above 100 square metres, therefore this proposal is CIL liable to a sum of £9343.57 however it has been noted that self build exemption has been claimed.

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/20/00677 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:
Garage materials confirmation email received on the 16.10.2020
Proposed floor, site and block plans received on the 19.08.2020
01 Amended proposed elevations and garage received on the 15.10.2020
Materials schedule received on the 15.10.2020
Red line plan received on the 20.10.2020
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.