

Recommendation: **GRANT PERMISSION**

APP/15/00497 - Variation of condition No. 29 of Planning Permission 09/72129/002 to allow for a temporary period for building traffic to be separated from occupiers of plots 37-39 and plots 43-48 from March 2015 to end of October 2015., PERM,17/06/2015

APP/15/00703 - Discharge of Condition No. 10 of Planning Permission
APP/13/00013., PERM,03/07/2015
APP/13/00270 have been discharged., UNK,

3 Proposal

First floor side extension (over existing garage) incorporating new front and rear dormers and alterations to existing front dormers.

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

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: 1

Comment	Officer Comment
The development would detrimentally dominate my garden	Please see Section 7.

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 a first floor side extension over the existing garage which would be used to serve 2 bedrooms incorporating new front and rear dormers and alterations to the existing front dormers.

7.4 The existing front dormer with two windows would be extended across the proposed first floor side extension. The altered dormer would have a width of approximately 3.3 metres, a depth of approximately 1.8 metres and a flat roof with a height of 1.5 metres. The proposed first floor extension would go directly above the existing garage. It would have a width of approximately 3.3 metres, a depth of approximately 10.5 metres with a pitched roof with a maximum height of approximately 6 metres no higher than the existing ridge of the property. To the rear the dormer would be extended on each side providing additional space in the bedroom, bathroom and storage room. It would have an overall width of approximately 8.1 metres, a depth of approximately 2.3 metres and a flat roof with a height of approximately 1.8 metres.

7.5 The proposed development would have sand and cement render and roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.

7.6 Although the proposed development would be visible from the public realm it is not considered to have a detrimental impact on the character of the area with the first floor extension being set back from the existing dwellinghouse by approximately 0.5 metres. The proposal would be subservient to the host dwelling. It is considered that an extension of this scale would be appropriate in terms of the size of the plot and the retained amenity space.

- 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) 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

- 7.8 To the front of the property there would be a new window in the extended front dormer. This would face out onto the public highway and front gardens of the properties opposite. Therefore, it is not considered to overlook any immediate private amenity space.
- 7.9 On the south side the proposed first floor extension would extend above the garage. Due to the separation distance of approximately 4 metres from the property's sidewall to the side wall of No.6 Oaktree Drive, screening of various vegetation/fencing and its orientation is not considered to appear overbearing or result in substantial loss of light.
- 7.10 To the rear the proposed extended dormer would have two additional windows facing the rear of No.59 Hollybank Lane. Due to the large hedging along this boundary and separation distance this is considered not to directly overlook the private amenity space of No.59 Hollybank Lane and is therefore deemed acceptable. Furthermore, on the first floor side extension there would be a window serving the rear bedroom. This would face out onto No.6B Oaktree Drive. Due to the windows position and distance from the boundary it is considered not overlook the immediate private amenity space of No.6B Oaktree Drive and is therefore deemed acceptable.
- 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) 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00623

- 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:

Existing and Proposed Ground Floor Plans - P100
Existing and Proposed First Floor Plans - P101
Existing and Proposed Site Plans - P102
Existing and Proposed East and West Elevations - P103
Existing and Proposed North and South Elevations - P104
Proposed 3D Front and Rear - P105
Proposed Block Plan
Proposed Location Plan

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.