

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 Clare Satchwell - Hayling East
No comment

Councillor I Scott Hayling West
No comment

Councillor Joanne Thomas
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
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) Flood Risk

(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 side dormers to the north and south roof slopes. The north elevation dormer would have dimensions of approximately 5.4 metres in width, 1.7 metres in depth and 1.7 metres in height and the south elevation dormer would have dimensions of approximately 4 metres in width, 1.7 metres in height and 1.7 metres in depth. The south elevation dormer would have windows and the north elevation would not, both dormers would be flat roofed. The proposed materials include tiles to match those on the existing roof slope. The dormers are generally compliant with the Havant Borough Design Guide in relation to dormers, however the proposed dormers would be sited fairly close to the ridge line, which generally is not a supported design feature. Despite this, when judged within the context of its surroundings, no 65 is set back a reasonable distance from the highway and both dormers would not be widely visible from the public realm, notably as they would be located behind the projecting side gable ends. Although there would be some visibility from properties to the sides and rear, they are not judged to result in any significant harm to their outlook. For this reasoning it is judged, in this instance that the dormers would not result in unacceptable harm to the character of the area.

7.4 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 To the north of the application site is no 63 Sinah Lane, which is set back slightly behind no 65. The dormer proposed to this side would have no windows and therefore is not judged to impact this property.

7.6 To the south of the application site is no 67 Sinah Lane which is also set behind no 65 and has a large driveway space to the front of the property. The dormer proposed to this side would have windows facing this direction, although there is already a fair degree of overlooking in this direction from the first floor balcony and windows at no 65. There is an angled view back towards the front of No. 67. The proposal is not judged to result in any direct unacceptable overlooking and therefore is not deemed to cause unacceptable harm to the amenity of no 67 that would be sufficient to warrant a refusal of planning permission.

7.7 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) Flood Risk

7.8 As the proposals are sited at roof level and not creating additional floorspace, a flood risk assessment is not considered necessary for this proposal.

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/20/00918

(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:

Proposed east elevation received on the 14.10.2020
Proposed north elevation received on the 14.10.2020
Proposed South elevation received on the 14.10.2020
Site plan received on the 14.10.2020
Location plan received on the 11.11.2020
Proposed first floor plan received on the 11.11.2020
Amended second floor plan received on the 14.12.2020

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.