

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The first we knew of the second floor elevation to bungalow was when the structure for dormer windows was erected on 27th December 2020. We strongly object to the front elevation windows as they face directly up and into our back garden, thus losing some of our privacy, which after all is half the appeal of a property purchase in the first instance. From October when the plans were submitted, we have received no correspondence whatsoever, which I believe we should have done? If that was the case back then, then I would have expressed my concerns about it at the beginning. Look forward to receiving your thoughts and coming to an amicable resolution.	Please see 'Planning Consideration' section of the report.

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.

This proposal has undergone amendments following the initial submission. These amendments include the removal of the kitchen window in order to reduce any overlooking back towards no 9. The dormers have also been reduced in size and separated due to concerns over increased mass and bulk to the roof slope. The rear extension has also been partially set in by 1 metre to the rear to reduce impact on neighbour amenity at no 5 and roof height slightly reduced .

(ii) Appropriateness of design and impact on the character of the area

7.3 This application comprises a single storey extension following the removal of the existing conservatory as well as a hip to gable roof extension with dormers to the front and rear roof slopes. The property projects to the rear where there is a kitchen , and beyond that a conservatory which would be removed as specified previously . The proposed rear extension would fill the space to the side of the kitchen , alongside the side boundary to the west and would have a depth of approximately 4.2 metres. This would then step in by approximately 1 metre and then step down as the land gradient changes. The depth would then continue by a further 4.2 metres, coming approximately level in width with the side elevation wall of the main property. In total this would add approximately 3 metres in depth taken from the rear of the existing conservatory or 5 metres from the rear kitchen wall, however as the width would be greater than the existing kitchen projection, this would mean at one point the extension would form approximately 8.4 metres in new depth, dropping down to approximately 4 metres close to the boundary. The extension would have a flat roof with a centrally sited lantern rooflight serving the kitchen and would have a height of on average 3.2 metres, stepping down towards the north, however again it is noted the land level changes from south to north. The extension would feature a window to the east elevation serving the lounge and bi-fold doors to the rear.

7.4 This proposal would add a significant amount of additional floorspace to the property , although is not judged to be overdeveloped when considered within the size of the plot. The general design , with the flat roof is also deemed acceptable in appearance and would not be visible from the public realm. Materials proposed include render to the elevations as well as painted render to the proposed dormers.

- 7.5 Other elements of the proposal include hip to gable roof extension with dormers to the front and rear roofslopes. The front dormers have been split into two and would feature two windows to the front and would have flat roofs. The dormer to the rear would also have a flat roof. Whilst there is considered to be significant development to the roofslope which unbalances the existing pair as a result of this proposal, the character of the streetscene comprises similar alterations to the roof, including the addition of dormers to the front roof slope. The dormer to the rear, whilst not fully compliant with the design features as stipulated in the Havant Borough Design Guide in terms of scale and set in, is not significantly different to other rear dormers in the immediate area and therefore is deemed acceptable in this context.
- 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

- 7.7 To the west of the application site is no 5 Privett Road. There is a bedroom window sited to the rear elevation and this room is served only by this window. The proposed extension would be located alongside the side boundary and is judged to impact this window in terms of light reduction as shown on the impact on the 45 degree line taken from the midpoint of this window. Case officer concerns have been raised in relation to this as well as to potential overbearing impact upon this window/space of an increased building line so close to the boundary. The applicant has put forward a 'fallback position' which relates to the prior approval process whereby extensions of up to 6 metres in depth can be constructed providing that neither immediate neighbour objects. Response to this has been that this extension is more than 6 metres close to the boundary and therefore this is not a relevant position to take. Subsequently the applicant has provided amendments which show a set off from the shared boundary by 1 metre at approximately 4.2 metres depth. It is noted that an extension could be constructed alongside this boundary at 4 metres length under permitted development which would not require planning permission and whilst there is a section of the build that would have a total of 8 metres depth it is judged that the impact on this window would be less if the building line were to be set in by 1 metre at 4.2 metres depth than if this were to undergo the prior approval process where the building line could be set alongside the boundary at 6 metre depth. As this application didn't receive objections from immediate neighbour this time round, it is likely this would have received prior notification if this process had been undertaken. For this reasoning, alongside the drop in land levels and building line, whilst there is considered to be impact upon the window in question, this is not considered to be notably worse than what could be achieved under prior approval.
- 7.8 To the east of the application site is no 9 Privett Road. A first floor window is proposed to the side elevation facing east and this will be obscure glazed and conditioned as such. There are several windows on the rear extension at no 9 which look back towards the application site - the extension would drop down with the land towards the north and there would be approximately 3.5 metres separation distance between the properties. There is not deemed to be any significant impact upon the amenity of no 9 in terms of impact on light nor overlooking at the lounge window would be set at much lower level than no 9.

The rear garden has a depth of approximately 30 metres and the rear dormer is not judged to directly overlook private amenity spaces of surrounding properties. The dormers to the front of the property, one of which would serve a bedroom and one a bathroom would offer some views across the highway. Despite this there would be on average 25 metres separation distance between the application property and those on the opposite side of the road. Upon inspection the dormers would not offer any direct views into private amenity spaces to the rear of properties opposite and the separation distance is judged to be substantial so as to mitigate against this.

(iv) Parking .

- 7.9 Bedroom number would be increasing from 2 to 3. This does not require any additional parking on site as specified in the Havant Parking SPD.
- 7.10 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).

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/20/01009 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:

04 REV C Proposed floor plan
05 REV D Proposed elevations
01 Location plan

Materials confirmation email received on the 21.01.2020

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.

- 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 landing window in the first floor on the side elevation facing east 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.