

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We were not allowed to raise ridgeway in the last 12 months when my planning was done Was told to strictly stay within the height we already had and we feel that the high of the ridge would encroach on our privacy as it looks straight in to our garden. The higher it goes more privacy lost It would not be Inkeeping with other similar developments. It would of been beneficial for us to raise the ridge but was not allowed by the council .	The property being referred to in this representation lies within a different street scene - the planning history indicates that amendments were required to the scale and bulk of additions to the property during its planning application in order to meet the Design Guide SPD and reduce the impact on neighbouring amenity. In this case the raised ridge height is judged to be fairly modest and within the context of this property and in accordance with the SPD. Please see planning considerations section of 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.

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

7.3 This proposal comprises raising of the ridge of the main roof by approximately 0.8 metres to create living space at first floor level and a hip to gable roof extension to the rear . It also comprises two dormers to the side (east) elevation roof slope , both of which would have a flat roof to a height of approximately 1.6 metres, depth of 1.6 metres and width of 3.5 metres to the dormer nearest to the front and 5.4 metres to the remaining dormer , these would create space for two bedrooms at first floor level, one with an ensuite. It would also incorporate 3 windows serving the front and rear bedrooms and ensuite bathroom. To the west roof slope there would be 5 velux roof lights, 4 serving the bedrooms and one serving the landing. There would be one window at first floor level to the front elevation and one window at first floor level to the rear elevation. Materials proposed comprise concrete tiles to match existing.

7.4 The proposal also includes a false pitched roof garage to the side (east) and an extension to the western side of the property. There is an existing extension located on this side , followed by a small conservatory. This proposal seeks to extend back to the rear elevation ; set back from the front elevation by approximately 3.8 metres and with a width of 5.8 metres , height of 4.5 metres and depth of 10 metres. It would have a pitched roof with bi-fold doors and a window to the rear, a set of doors and a window to the side , two windows to the front elevation as well as high level glass panelling to the front elevation and would create a kitchen/diner and sunroom. Materials proposed include facing brickwork and render both to match existing. The side extension would be located mainly behind the main property , in the western corner of the site and therefore would not be highly visible , reducing any impact on the character of the area. The garage , although discontinuing the existing flat roof design shared with the attached garage at no 21, is also not considered to have any notable adverse impact on the streetscene.

7.5 The alterations proposed to the roofslope would be visible from the approach to the property from along Fernhurst Close, which features two-storey development at its northern end as well as the existing row of bungalows (Nos. 20-23) at its northern terminus. The property is located on the end of the cul de sac in a corner location and forms one of 4 properties which are of the same design . The proposed alterations to the ridge height would alter the appearance of the property when viewed in the context of the other 3 , however the visual change is judged to be fairly minor when viewed in the context of the two-storey development immediately adjacent (including at No.19) and therefore acceptable . The proposed dormer has been reduced in size and bulk, following amendments and is now judged to be generally in keeping with the design guidance as stipulated in the Havant Borough Design Guide which states that dormers should sit back into the roof, back from the front line of the wall below, in from the

verge and below the existing ridge line.

- 7.6 Although the dormers will still be visible features on the roof slope, the design is, on balance subservient and does not appear incongruous on the roof slope. 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 east of the application site is no 21 Fernhurst Close, which adjoins the application property via the garage. The proposed dormer would be located on the side adjacent to no 21 and the dormers would mainly overlook the roof slope of this property. The dormer window located closest to the rear would offer some increased outlook across the rear garden of no 21, therefore this window and the ensuite window located on the dormer would be obscure glazed.
- 7.8 To the south west of the application site is no 19 Fernhurst Close, which is a two - storey property. There is one window located at ground floor level on the north elevation and a roof light in the roof slope. Proposed to no 20 on this side are 5 velux roof lights - these windows would mostly be hidden behind the pitched roof of the proposed side extension. The relationship between these properties is relatively close, with no 19 rebuilt in 2016 with an increased width than previous and an existing extension to the side at no 20. The proposed increase in height and bulk is judged to have some limited impact in terms of loss of outlook to the ground floor window at no 19 which is the only window serving a study. Despite this, on balance this impact is judged to be acceptable as this is not a primary habitable room, the position of the extension is located to the north, limiting overshadowing and this window outlook is already relatively compromised by the existing extension and therefore the impact would not be made significantly worse as a result of this proposal.
- 7.9 To the rear of the site is no 15 Richmond Close. There is approximately 12 metres of rear garden space separating the rear elevation to the rear curtilage of the site and 25 metres back to back distance. There is an additional first floor window proposed to the rear elevation at first floor level and therefore the distance criteria of 20 metres back to back distance as outlined in the Havant Borough Design Guide is met. It is noted that evidently this window would have outlooks back towards no 15, however the distance would be substantial enough to mitigate against harmful overlooking.
- 7.10 Consequently, it is considered that the proposal will not result in significant overbearing or overlooking impact 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).

(iv) Parking

- 7.11 This application would result in the same number of bedrooms and therefore no additional parking allocation would be required on site.

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/20/00686

(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:

Block plan received on the 20.08.2020
Location plan received on the 20.08.2020
5402/3 REV C Proposed ground floor plan
5402/3 REV N Amended proposed first floor plan
5402/5 REV N Amended proposed elevations

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.
- 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 in the first floor on the side elevation serving the ensuite and rear master bedroom facing east shall be fitted with 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.