
Site Address:	25 Cumberland Avenue, Emsworth, PO10 7UH		
Proposal:	Retention of 2No. Velux windows on western and eastern elevations.		
Application No:	APP/20/00179	Expiry Date:	23/04/2020
Applicant:	Mr Tidbury		
Agent:		Case Officer:	Joseph Toole
Ward:	Emsworth		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

25 Cumberland Avenue, Emsworth, is located on the south side of Cumberland Avenue. The application site is a detached chalet bungalow comprising of red brick on the ground floor and tile hanging on the first floor. Vehicular access is from Cumberland Avenue with parking to the side of the property.

The property is within a residential area of mainly detached chalet bungalows of similar design and style to the application site.

2 Planning History

01/53450/006 - Crown reduce by 30% a Western Red Cedar tree within the rear of 25 Cumberland Avenue subject to TPO 0088., PERM,02/05/2001
99/53450/005 - Crown reduce by 20% a Western Red Cedar tree within Area A3 subject to TPO 88, PERM,13/05/1999
95/53450/004 - Reducing by 20% crowns of two Cypress trees covered by TPO 88., PERM,
94/53450/003 - Felling
of one Lawson Cypress and pruning another both covered by TPO 88, REF,
92/53450/002 - Reduce
overall by 20% and reduce height by 2 metres: two Cypress trees covered by TPO 88., ZHIS,20/07/1992
03/53450/007 - Application to reduce by 30% a western Red Cedar (within area A3) subject to TPO 0088., PERM,01/09/2003
05/53450/008 - Application to crown reduce by 30% Western Red Cedar within Area 3 of TPO 088., PERM,10/11/2005
08/53450/009 - Crown reduction of 20% to 1No. Western Red Cedar tree within Area 3 subject to TPO 0088., PERM,28/04/2008
APP/12/00420 - Fell 1No. Western Red Cedar within Area Order 3 of TPO 0088., PERM,24/05/2012

3 Proposal

Retention of 2No. rooflights (Velux windows) on the western and eastern elevations.

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

Emsworth Neighbourhood Plan Post Examination Version 2020

Policy D1 General Design Policy

Policy D2 Height, Massing and Materials

Policy D3 Layout, Form and 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The appearance of the building work and the new velux windows is in keeping with the style of the street.	See Section 7.
The daylight and privacy of the neighbouring properties appears to be unaffected. The velux windows only overlook the neighbouring rooftops.	
Our outlook is not negatively affected.	

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 application site recently carried out a loft conversion with a hipped to gable end and 2 side dormers on each side of the property to provide additional space for 3 bedrooms, a bathroom and en-suite. The dormers are no greater in height than the existing ridge of the original roof nor do they extend beyond the principal elevation. The additional cubic content of the resulting roof space does not exceed the original roof space by more than 50sqm and the dormers are set back off the eaves. Furthermore, the materials used match the existing property. However, the two rooflights on the east and west elevation retrospectively are not obscure glazed or non opening and are both below 1.7 metre in height. Therefore the proposed works fails Schedule 2, Part 1, Class A, A.3 (B) of the General Permitted Development Order 2015 (as amended) and full planning permission is required. All other side windows are obscurely glazed.

7.4 The proposal involves the retention of the two rooflights.

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) 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

7.5 The existing rooflight on the west side faces out onto the No.27 Cumberland Avenue rooftop therefore it is considered not to have an adverse impact on overlooking. As a result, this rooflight is able to remain as existing.

7.6 The rooflight which serves the landing on the east side would face the principal elevation of No.23 Cumberland Avenue. Due to the rooflight serving the landing it is not considered, on balance, to have a harmful impact on the overlooking of the principal elevation of No.23 Cumberland Avenue.

7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to harmful 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. It is noted no letters of objection were received with respect to the scheme.

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 PLANNING PERMISSION IN RETROSPECT** for application APP/20/00179

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
Floor Plans and Elevations - 1244.17 Rev E

Reason: - To ensure provision of a satisfactory development.