

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

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: 4

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) Parking
- (v) Flood Zone

(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.
- 7.3 It is noted that no site visit was able to be undertaken for this application due to coronavirus. Therefore this recommendation has been informed by the photographs supplied by the applicant.

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

- 7.4 This proposal comprises a hip to gable roof extension, pitched roof front dormer and flat roof rear dormer with Juliet balcony. The dormer to the rear roof slope would have a height of approximately 2.5 metres, width of 5.6 metres and depth of 3.4 metres. It would be set fairly close to the eaves, however would have a reasonable set down from the ridge line and would be set in from the sides of the roof slope. The rear dormer would incorporate sliding doors, with a glazed screen balustrade forming a Juliet balcony; serving a bedroom and a window serving an ensuite bathroom. In design terms, despite the proximity to the eaves, the rear dormer is deemed to be a generally acceptable addition to the roof slope. The dormer is proposed to have a light grey rendered finish. The proposals also show the pebble dashing is to be removed and replaced with render of the same colour. This will mean the finish of the dormer will be in keeping with the rest of the property.
- 7.5 The pitched roof dormer proposed to the front roof slope and Velux roof light are modest in size. The dormer would be constructed of hanging tiles to match the existing roof slope and therefore would not be a particularly visible nor prominent addition to the roof slope. Although there are not many examples of dormers to the front roof slope in the immediate surrounding area, this is not judged to clutter nor cause visual harm to the streetscene.
- 7.6 The proposed hip to gable roof extension would unbalance the appearance of this pair of hipped roof, semi-detached properties. Despite this a roof extension such as this could be constructed within permitted development and therefore it would not be considered reasonable to refuse the proposal on this basis.
- 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). 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 north of the application site is no 55 Stakes Road. This property forms part of a semi-detached pair. The dormer addition to the rear roof slope is not judged to have any significant impact upon this neighbour. Although there would be new windows present at second floor level, the window closest to no 55 would be obscure glazed and the Juliet balcony would have no step out, but would have an outlook down the applicant's rear garden.
- 7.9 To the south of the application site is the adjoining property, no 59 Stakes Road. Although the Juliet balcony is sited closer to this property on the roof slope, it is judged the Juliet balcony would not infringe upon the privacy towards the rear of no 59 as it would have outlooks directly down the rear garden of no 57.

7.10 To the rear of the property is no 1 Park Farm Road which is sited side on to the rear garden of no 57. There is approximately 28 metres between the rear elevation wall of no 57 and the side elevation wall of no 1 - this is judged to be an acceptable distance so as not to result in any increased overlooking.

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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

7.12 This proposal would result in one additional bedroom created at second floor level. A four bedroom property requires 3 vehicle parking spaces as outlined in the Havant Parking SPD (2016). It is judged that there is adequate parking space for 3 vehicles on the front hard standing and via the shared driveway.

(v) Flood Zone

7.13 This application site is located within Flood Zone 2 . The development would not result in any additional footprint to the existing property, and therefore a flood risk assessment is not required.

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/20/00368 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:

20159 PL303 Location and block plan
20159 PL302 Proposed elevations
20159 PL301 Proposed second floor plan
20159 PL300 Proposed first floor plan
Material details email received 09.06.2020

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 roof extension hereby permitted the window serving the ensuite in the second floor on the rear 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.