

3 **Proposal**

Creation of carport and first floor side extension, dormer to rear elevation, extension to existing roof including 3no. Velux rooflights to front elevation and 1no. Velux rooflight to rear elevation to provide habitable accommodation in loft space.

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
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 Robinson
No Comment.

Councillor Kenneth Smith
No Comment.

Councillor Mark Inkster
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: 3

Comment	Officer Comment
Out of character/keeping with the rest of the street	Please see section 7.
Parking and safety concerns	Please see section 7

Overlooking created from rear dormer	Please see section 7
Overshadowing and loss of light created	Please see section 7
The mess/noise/dust would impact on safety and activity	This would be a private matter, not a material planning consideration
Potential damage to internal walls	This would be a private matter, not a material planning consideration
Infill space between No.55 and No.54 which should be totally separate and was designed that way for a reason	Please see section 7

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 The proposed development would involve the creation of a carport and first floor side extension and rear dormer with a loft conversion to provide habitable accommodation in loft space.

7.4 CS16 of the Havant Borough Core Strategy 2011 states planning permission will be granted for development that is designed to a high standard which helps to create places where people want to live, work and relax. The development should use characteristics of the local area into the design of the new development including height, massing, existing building lines, plot widths, and depth and materials and proportions of windows and doors. Furthermore, the Havant Borough Design Guide SPD states the width of the plot and the width of the proposed building should be similar to that prevailing in the local area, looking to the immediate neighbours first. From conducting a site visit it was clear within the existing street scene there is natural spacing between the majority of the properties. It is considered that the proposed development would reduce the spacing between the application site and No.54 Hillmead Gardens which would therefore have a detrimental impact upon the street scene and be out of keeping with the character of the area.

7.5 The proposed rear dormer would have a height of approximately 3 metres, a depth of approximately 4.4 metres and a width of approximately 5.8 metres. It is considered that the proposed loft conversion with the incorporation of a rear dormer would not negatively impact the character and appearance of the area as the works would not be readily visible from the street scene.

7.6 The design and appearance of the proposal is deemed inappropriate in context to the main building and is therefore considered to be unacceptable, contrary to the

requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would result in an adverse impact on the visual amenity of the locality. In accordance with guidance in the NPPF permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

(iii) Effect on neighbouring properties

- 7.7 CS16 of the Havant Borough Core Strategy 2011 states planning permission will be granted for development that does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking. The proposed side extension would come within approximately 2.5 metres of the principal elevation of No.54 Hillmead Gardens which is on lower level ground to the application site. It is considered that the proposed first floor extension would appear overbearing/over dominant to No.54 Hillmead Gardens which would face onto the principal elevation which has a door and window on the ground floor and two windows on the first floor. It is also considered to result in further overshadowing to the neighbouring property having a negative impact on neighbourhood amenity.
- 7.8 The proposed loft conversion with the incorporation of a rear dormer would have 5 windows and a velux window in the roof. It is not considered to have an adversely negative impact on the properties to the rear along South Downs Rise with the rear of their properties being approximately 30 metres away from the application site's rear wall. This is considered acceptable under the Havant Borough Design Guide SPD. Although, the current scheme falls short of meeting the permitted development requirements, the property would have a fall back position of undertaking works for a rear dormer with the same form of overlooking created here without the need of formal planning permission. Thus, it is considered on balance to have an acceptable impact on No.54 and No.56 Hillmead Gardens either side.
- 7.9 The scale of the side extension would cause unacceptable harm to the amenity of neighbours through the loss of light and overbearing nature of the development and therefore is contrary to Policy CS16 of the Havant Borough Core Strategy.

(iv) Parking

- 7.10 The proposed development would result in the increase in the number of bedrooms from 3 to 5 therefore 3 car parking spaces are required according to the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 3 car parking spaces as shown in the proposed ground floor plan. Therefore, the proposed development is in accordance with the Havant Borough Car Parking SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have an unacceptable and significant impact on neighbours properties and the locality and is therefore considered to be inappropriate and recommended for refusal.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/20/00138

- 1 The design and appearance of the proposal is deemed inappropriate in context to the main building and is therefore considered to be unacceptable, contrary to the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would result in an adverse impact on the visual amenity of the locality. In accordance with guidance in the NPPF permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 2 The scale of the proposal would cause unacceptable harm to the amenity of neighbours through the loss of light and overbearing nature of the development and therefore is contrary to Policy CS16 of the Havant Borough Core Strategy.