

Recommendation: **GRANT PERMISSION**

Alterations to front elevation to create new entrance; new pitch roof over existing garage; rear two storey extension; wood batten cladding to elevations; extension to garden workshop to create an office and studio.

The proposed two storey extension would infill the existing rear recess by following the roofline of the existing side extension and it would not project beyond the rear facade. This would provide an en suite for the existing bedroom at first floor; and utility space on the ground floor. At the front the existing two storey side extension overhangs the ground floor internal space with a large porch and the proposal includes infilling this area by bringing the ground floor accommodation forward - but this would not result in any external enlargement. The existing side garage would have a steep lean to style pitched roof added, following the existing eaves line. The proposed outbuilding would be approximately L shaped in the rear corner, with pitched roof, coming off the existing boundary wall resulting in only a marginal increase in height to conceal gutters, to 2.2m as the eaves line, with stepped up ridge between 2.9m and 3.37m. It is proposed to use this outbuilding as a home office and studio space for personal hobby use.

The proposal would also result in an overhaul of external materials used - the pebble dash would be removed and replaced with untreated larch wood applied as battens, windows and doors replaced with grey; and the outbuilding to be constructed of corrugated bitumen sheets. The refurbishment works would also change some of the window proportions, giving a vertical emphasis - as a result some elements that are currently pebble-dashed would not be clad in the larchwood and the intention is to make good the bricks beneath or if not possible to paint the existing pebble-dash grey in these areas.

During the course of determining this application, amended plans have been received, lowering the height of the outbuilding to the dimensions above.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E22	(Amenity and pollution)
E1*	(High quality design)
IN3	(Transport and parking in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None necessary

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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

(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 proposal would result in a significant visual change to the appearance of the dwelling, through application of modern materials, change in window proportions and addition of pitch roof above the existing garage. However it is noted that the proposed untreated larch would mature to a silver greyish colour in the long run which would be of an appropriate colour hue to fit with the palette of pale buff and greys found in the cul-de-sac. The use of greys for windows and doors would similarly blend with the overall character of the area and in street scene terms it is considered that the proposed materials would be suitably sympathetic and appropriate. The proposed corrugated bitumen outbuilding would be darker in appearance, but this would be within an enclosed rear garden and not visible from any public vantage points.

7.4 The site is in a prominent position within the cul-de-sac but it is also in a relatively unique position in that it is detached rather than semi, with double gable front, adjacent the footpath - which all contributes to providing an individual property with more spacious setting. The proposed change in external design with pitched garage and vertical windows would provide variation and interest to the focal point without harming the uniformity of the character of the semi-detached dwellings. Overall it is considered that the proposed external alterations would appropriately blend with the character of the area and not result in an adverse impact on the visual amenity of the locality. As such the proposal can be considered to meet the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.5 The infilling of the rear corner with the two storey extension is not considered to have any adverse impact on any neighbour by virtue of the additional separation provided by the footpath. It would extend the bulk adjacent the footpath but only marginally and directly opposite is the rear garden of number 9 Bedford Close, which helps to retain the sense of openness and limit the enclosure and tunnelling effect for users of the footpath.
- 7.6 The proposed pitched roof above the garage would align with the blank side elevation of number 18 Luard Court and as such the added height would have no adverse impact. However the proposed outbuilding introduces a structure that would be both visible and potentially cause overshadowing along the eastern boundary. It is noted that the proposed structure would lie due west of the rear garden of number 18, which is very small. Number 18 has a flat roofed single storey extension and the alignment of the proposed outbuilding is such that it would start approximately as their extension ends, resulting in continuous development above the shared boundary line, creating a sense of enclosure. This could potentially affect the outlook and light available to the already very small garden of number 18. As originally proposed the height of the proposed structure at 4 m was considered over high and dominant and likely to have a detrimental impact on the outlook from and overshadowing effect, on the amenity of the occupiers of number 18. The scenario was considered very similar to the recently dismissed appeal at 2 Capel Ley (see APP/19/00595).
- 7.7 The applicant agreed to reduce the impact and amended plans were submitted revising the roof pitch and accordingly reducing the height down to between 2.9m and 3.37m. Given this ridge height is sloped away from the shared boundary and no objection has been received from this neighbour, then on balance, this reduction in height is considered sufficient to overcome the previous concerns. The outbuilding is to be used for private use, as a hobby and home office space, which would be ancillary to the use of the main house.
- 7.8 On this basis, the amended plans are considered to reduce any overbearing effect and would not 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

- 7.9 The existing dwelling has 4 bedrooms and as a result of the development would remain at 4 bedrooms. Therefore the proposal does not trigger the need for any additional on site parking.

8 Conclusion

- 8.1 The scale, siting, design and materials of the proposal would have limited and acceptable impact on the neighbours and character of the street scene, 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/20/00341 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:
Location Plan 1:1250
Block Plan Drawing No. 001
Proposed Roof Plan Drawing No.200 Rev 001
Proposed Ground Floor Plan Drawing No. 202
Proposed First Floor Plan Drawing No. ### Rev 001
Proposed East Elevations Drawing No. 208 Rev 002
Proposed West Elevations Drawing No. 207 Rev 002
Proposed North & South Elevations Drawing No. 206 Rev 002
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 The hereby permitted outbuilding for office and studio shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: To accord with the terms of the application as the outbuilding is not in a satisfactory position to be occupied separately from the main dwelling and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.