
Site Address: 19 Brushwood Grove, Emsworth, PO10 7GJ
Proposal: Loft Conversion with two pitched roof dormers on the front with a flat roof rear dormer and converting a section of existing garage into office space
Application No: APP/20/00421 Expiry Date: 31/07/2020
Applicant: Mr Thrift
Agent: Case Officer: Joseph Toole
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

19 Brushwood Grove, Emsworth, is located to the west of Brushwood Grove. The application site is a two storey semi detached property comprising red brick and red roof tiles. Vehicular access is off Brushwood Grove with parking to the front and side.

The property is located in a new estate with some properties of similar design and other differing.

Note - Due to Coronavirus a formal site visit was not possible but a driveby visit was conducted and the applicant supplied photos of the application site which have been used to inform this decision.

2 Planning History

APP/12/00837 - Reserved Matters Application (pursuant of outline planning permission 10/74014/000) for redesign of northern part of the site to provide a total of 161 units (reduction of 32 units) with associated parking and landscaping. , PERM,14/12/2012

APP/14/00536 - Application for written approval that the development has been carried out in accordance with approved details for Planning Permissions 10/74014/000 (outline) and APP/11/01089., PERM,10/07/2014

APP/14/00713 - Discharge of Condition No. 5 of Planning Permission 10/74014/000., PERM,06/08/2014

APP/14/01297 - Partial Discharge of Condition No. 33 of Planning Permission 10/74014/000 relating to plots 93-96 & 103-106., PERM,05/01/2015

APP/17/00300 - Variation of S106 legal agreement relating to Planning Permission 10/74014/000 (Hampshire Farm) to extend the period to procure that the Community Facilities (doctors surgery and pharmacy) are provided on the Community Facilities Land until the 1st December 2017.Extension of time Agreement until 13th October 2017, PERM,19/10/2017

Under the original planning permission for the site (APP/12/00837) condition 2 removed Part 1, Class A, B, C and E of Schedule 2 of the General Permitted Development Order 1995 (as amended). Condition 3 outlined no additional windows/doors or any other openings shall be constructed without prior written approval of the Local Planning Authority.

3 Proposal

Loft conversion with two pitched roof dormers on the front with a flat roof rear dormer and conversion of a section of existing garage into office 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

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & 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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 6

Comment	Officer Comment
The proposed loft conversion would create overlooking into private amenity space.	This was considered and agreed therefore all windows to the rear have been conditioned to be obscure glazed and opening above 1.7 metre floor height to reduce overlooking into private amenity space.
Parking Concerns	The proposed development meets the car parking requirements set out in the Havant Borough Parking SPD and is therefore deemed acceptable.
Rear Dormer out of keeping and overdevelopment	The proposed rear dormer would not result in a materially harmful impact on the existing street scene and thus deemed acceptable.
Drainage and guttering concerns	These are private matters between the parties involve and are not a material planning consideration. Furthermore, the proposed development would be subject to Building Control.
Supports the proposed development	Noted
Garage windows would overlook neighbouring garden.	This would be screened by the existing 1.8 metre high fencing and as a result would not directly overlook the private amenity space.

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 a loft conversion with two pitched roof dormers on the front with a flat roof rear dormer , with the conversion of a section of the existing garage into office and storage spaces. The proposed loft conversion would provide space for a bedroom and en-suite. There would be two pitched roof dormers to the front serving the bedroom. They would be equal in size with a maximum height of approximately 1.9 metres, a depth of approximately 1.9 metres and a length of approximately 1.2 metres. The proposed rear dormer would have a flat roof with a height of approximately 2.3 metres, a depth of approximately 3.1 metres and an overall width of approximately 6.5 metres..
- 7.4 The proposed front pitched roof dormers would have matching roof tiles to the existing property. The flat roof rear dormer would have a GRP/EDPM roof membrane with the tile hung walls to match the existing roof. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 The front dormers would be visible from the street scene. However there are other properties within the estate with dormers of a similar design. The proposed rear dormer would not be readily visible from the street scene. Therefore, overall the proposed development is considered to be inkeeping with the character of the area and the main dwellinghouse. The external changes to facility the garage conversion, would not impact on the wider locality. If permission is forthcoming it is recommended that a condition is imposed that its use remains ancillary to the main dwellinghouse, in the interest of the amenity of the area.
- 7.6 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

- 7.7 To the front the two pitched roof dormers would have windows facing out onto the street. This is not considered to overlook any private amenity space facing the public realm, thus deemed acceptable.
- 7.8 To the rear the proposed rear dormer would have 4 windows, one serving the en-suite, two in the bedroom and one on the stairwell retrospectively. The plan shows these windows to be obscurely glazed. If permission is granted, a condition requiring them to be obscurely glazed and top opening above 1.7 metre high would be imposed. Having due regard to all material planning considerations and the objections received, the recommended condition should address any overlooking of neighbouring properties' private amenity space.
- 7.9 With regards to the garage conversion on the western side facing the property's rear garden there would be an additional door and a window. This would be screened by the existing 1.8 metre high fencing and as a result would not overlook the private amenity space of No.2 Nectar Way.
- 7.10 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan.

(iv) Parking

- 7.11 The proposed development would result in the loss of one car parking space in the form of a garage. The proposed development would not increase the number of bedrooms (ie 3). Therefore 2 car parking spaces are required according to the Havant Borough Parking Standards SPD. There is sufficient car parking on the site to accommodate 2 car parking spaces and therefore the proposal accords with the Havant Borough Parking SPD.

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/20/00421

- 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 and Site Plan - LP/01
Proposed Plans, Elevations and Sections - PR/02A
Proposed Plans and Elevations - PR01B
Proposed Sections - PR03A

Reason: - To ensure provision of a satisfactory development.

- 3 The garage conversion hereby permitted shall be ancillary to the principal use of the site for residential purposes.

Reason: The location of this site is unsuitable for the establishment of this type of activity as a principal use 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 conversion of the loft hereby permitted the windows in the second floor on the north and

north-east elevations 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.