

Recommendation: **GRANT PERMISSION**

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)

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

E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection.

County Ecologist

The application is not accompanied by any ecological information and I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. The dwelling is a modern property which is in sound condition. The roof materials are of interlocking concrete tiles and are in good condition. On this basis I do not consider that requesting additional information is justified on ecological grounds.

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: 1

Comment	Officer Comment
After taking advice on all the plans we were concerned that the large picture window could allow potential access to	See section 7

the roof of the rear extension, allowing possible use as a roof terrace and compromising our privacy. After speaking to the Planning Department we were told that this would not be permitted and that the re-siting of the picture window to the southern side of the building as per the original plan would remain as an en-suite room. It was also confirmed to us by the Planning Department that the three skylights would be non-opening fixed lights thus avoiding any noise. We would hope that work would be restricted to sociable hours. Have just seen amended first floor plan dated 7th July. What is the difference from the revised one dated 17th June, 2020?	The scale of the development would not typically warrant a condition to control the hours of operation of the construction and it is advised that any concerns regarding noise during building works would be an issue for the Council's Environmental Health Section. Officer response sent to neighbour 7 July.
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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) Ecology

(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 is to the side and rear of the dwelling and would be visible from the public realm, with the property situated approximately 5 metres from the highway. The extension does not project any further than the existing front elevation of the property and would maintain the distance to the property to the north. Regarding the first floor element, there is adopted supplementary planning guidance in the form of the Havant

Borough Design Guide for this type of extension, which advises that two storey/first floor extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and that they should be at least two metres from the boundary to prevent neighbouring properties and the street scene being adversely affected.

- 7.4 The first floor side extension will be over the existing garage and although the front of the extension is a continuation of the existing roofline, it will tie in with the existing first floor side extension which has a lower eaves height at the rear. It does not extend beyond the principle elevation of the property and it is deemed this element of the extension is subservient by virtue of its width. It is also noted several other properties in the surrounding area already benefit from schemes of a similar design and it is therefore considered inappropriate to now resist the proposal for its impact in street scene terms.
- 7.5 The single storey element of the proposal extends across the rear of the property and does not project beyond the side elevations of the existing dwelling. It has a flat roof and is of a modest height. The proposal, together with the existing addition would result in a generous addition to the original volume of the property, although it is considered it can be accommodated within the extent of the site with sufficient amenity space to the rear.
- 7.6 The proposed works to the porch are to upgrade the existing with fenestration alterations and the provision of a pitched roof to a height of 3.1 metres. It is considered this will improve the external appearance of the property.
- 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

Impact on 120 Greenfield Crescent - side/south

- 7.8 This property is situated to the south of the application site and has a plot of a similar depth, with a spacious outlook to the rear. The first floor side addition of the proposal is on the northern side of the application site and it is consequently considered any resulting impact would be negligible.
- 7.9 The single storey rear extension is a continuation of the southern elevation of the property maintaining the 1 metre distance to the boundary, with the northern elevation of the garage of this neighbouring property a further 1 metre away.
- 7.10 Whilst the extension has a depth of 5.67 metres on the southern elevation, it is of a reasonable height and there are no side windows in this elevation or the ground floor northern elevation of number 120, which projects approximately 1.5 metres beyond the rear elevation of this property.
- 7.11 A 45 degree angle test indicated that this element of the extension would fall outside the overshadowing zone of the closest window at number 120, and a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.12 The existing bedroom window on the southern end of the first floor rear elevation is to be replaced with a large window. However the plans indicate this is to serve an

en-suite with the 1 metre lower part of the window to be obscure glazed and the method of opening pushes the whole unit out to a limited degree to provide ventilation, minimising the perception of any additional overlooking. The impact is therefore considered to be acceptable in planning terms.

Impact on 124 Greenfield Crescent - side/north

- 7.13 This property is situated to the north of number 122 and has a plot of a similar depth, again with a spacious outlook to the rear. The greater part of the scheme is on the northern side of the application site, however, the extension does not extend beyond the side elevation of the property maintaining the 1 metre distance to the boundary, with the southern elevation of this property a further metre away. With respect to the possible loss of privacy, there are no side windows in either the southern elevation of this property or the northern elevation of the proposal .
- 7.14 There is a new window in the western elevation of the first floor extension and although this would overlook the front garden of this property, it is not considered to be the primary amenity area, therefore any perception of loss of privacy would not be unacceptable.
- 7.15 The single storey rear extension has a depth of 4.1 metres on the northern elevation. A 45 degree angle test indicated that this element of the extension would fall marginally within the overshadowing zone of number 124, although the depth is similar to that of the existing conservatory and it has a modest height of 2.5 metres. Consequently the degree of impact is not considered so great as to constitute a defensible reason for refusal.
- 7.16 There could be a perception that the area of the flat roof of the single storey rear extension could be used as a terrace and whilst there is currently no direct access, in order to maintain the privacy of the neighbouring properties, a condition is recommended restricting any use of this roof as an additional amenity area. The impact is therefore considered to be acceptable in planning terms.

Impact to rear/east and opposite/west

- 7.17 The woodland to the back provides an open outlook to the rear of the properties on the eastern side of Greenfield Crescent and the application site is directly opposite the entrance to Eglantine Walk. The properties on the western side of Greenfield Crescent are considered to be a sufficient distance away for any impact to be negligible.

(iv) Parking

- 7.18 Whilst there is no increase in the existing number of bedrooms (currently four), part of the garage is being converted to a utility room, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). The applicant has submitted photographs to demonstrate this utilising the front tarmac area and a condition is recommended to retain this area for parking at all times.

(v) Ecology

- 7.19 The County Ecologist has advised the dwelling is a modern property which is in sound condition. The roof materials are of interlocking concrete tiles and are in good condition. It is therefore considered a request for additional information is justified on

ecological grounds.

- 7.20 Consequently, it is considered that the proposal is unlikely to 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).

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/20/00466 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 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.
- 3 At no time shall the flat roof of the single storey rear extension element of the scheme hereby permitted be used as a balcony, without prior written approval from the Local Planning Authority.
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.
- 4 The rooflights on the single storey rear extension element of the scheme shall be non-opening and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.
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.

- 5 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Drg no. 1 Existing ground floor plan
Drg no. 2 Existing first floor plan
Drg no. 3 Proposed ground floor plan
Drg no. 4 Proposed first floor plan
Drg no. 5 Location plan, existing and proposed front and rear elevations plan
Drg no. 6 Existing and proposed side elevations plan

Reason: - To ensure provision of a satisfactory development.