

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 received

Councillor Kenneth Smith

No comment received

Councillor Mark Inkster

No comment received

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: 2

Comment	Officer Comment
Generally supportive of the proposal but concerned about loss of light to our kitchen as the plans seem to show a more vertical side roof than hipped as we originally thought, which would not have affected the light as much.	Please see 'Planning Considerations' section of the report.
I support the development of 2a Scratchface Lane in principle, However as the property backs onto and overlooks the rear of my property. I would expect that the normal building regs apply as previous conversion to No1 Scratchface ie All windows looking out over the back garden of 7, Hulbert Road are none opening and fitted with obscured glass, as fitted to No1	Please see 'Planning Considerations' section of the report.

Scratchface, The single Velux be sighted above head height as viewed from inside the property. If ventilation or fire escape window are needed they be fitted to the west facing side of the roof. I have no objection to small skyline type window for ventilation, as we all know that living in the roof of a bungalow can be very stuffy and hot during the summer months..	
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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

(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 This proposal comprises extensions to the roof slope including a raised ridge , barn hip roof conversion and dormers to the front and rear roof slopes. Other elements of the proposal include a single storey rear extension and single storey side extension following the demolition of the existing garage. The dormers to the front and rear roof slopes are of the same scale and design on both elevations, located centrally on the roof slope, with pitched roofs separated by a flat roof section. Dimensions would be approximately 10.1 metres in width, a height of 1.6 metres to flat roof level, with the pitch roof element coming level with the ridge line and a depth of 2.6 metres. Although dormers of an undivided width of 10 metres would not normally be supported, it is judged that the general design of these dormers remain fairly subservient to the roof slope. The Havant Borough Design Guide states that dormers should be set down from the ridge, up from the eaves and in from sides, and this is judged to have been demonstrated within this proposal. In addition it is noted that dormers to both the front and rear roof slopes are a common feature in the surrounding vicinity. The roof ridge will be raised by approximately 1.1 metres in height and the barn hip roof extension alongside the dormers will increase roof space to allow for two bedrooms with ensembles at first floor level.

7.4 The proposed side extension would replace the existing garage , however would have a slight increase in width and a semi-pitched roof. Towards the rear of the property the pitched roof above the kitchen window would be removed to allow for the dormer and roof light. The existing conservatory would be removed and replaced with a single storey rear extension which would project beyond the rear elevation wall by approximately 1.5 metres; with a width of 4.2 metres and a flat roof measuring

approximately 2.8 metres in height . Both the side and rear extensions would have bi-folding doors leading out into the rear garden, the side extension would have bi-fold doors leading out into the front garden also. In terms of visual appearance the rear extension would not be visible from the road, the side extension would be visible however is not judged to have an adverse impact on the streetscene. The property is set back from the road and design is judged to be generally in keeping with the property as a whole. Materials include plain grey concrete tiles to the roof slope of the main property and side extension , the rear extension would be constructed of brick to match existing and the side extension would comprise smooth render in colour light grey - although this would not match the brickwork evident in the main property, the previous garage was rendered in white and therefore this is judged to be acceptable. The dormers would be clad in dark grey/black composite cladding which also is considered acceptable visually.

- 7.5 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

- 7.6 To the North of the application site is no 4 Matthews Close which is a pitched roof chalet bungalow. There are 3 windows and 1 door sited on the side elevation of this property facing south. The window towards the front is set forward from no 2A , the middle window is set on level with the north western corner of no 2A , facing both the side elevation wall and forward from the side elevation wall and the window and door located on the side elevation towards the rear face the side elevation of no 2A. Both no 4 and no 2A are set off the side boundary by approximately 2 metres either side. The proposed barn hip style roof and raising of the ridge level would bring the bulk of the roof within closer proximity to the windows on the side elevation of no 4 and the impact of this has been considered.
- 7.7 The smaller window on the side elevation towards the rear at no 4 serves a dining room this room is also served by a set of double doors to the rear elevation of no 4 -as this room is dual aspect it is judged that there would be substantial light supplied to this room following this proposal. The middle window has been confirmed to be the only window serving a kitchen. The proposed alterations to the roof are judged to have some impact upon this window as it is sited around level with the rear elevation, therefore the massing of the roof slope will reduce the outlook from this window slightly in terms of existing light from a southerly direction from above the hipped roof at no 2A. Despite this ; the outlook from this window is already judged to be fairly limited due to the 1.8 metre high fence sited within 2 metres of the window along the boundary and the change in land levels, with no 4 set higher than no 2A, alongside the barn hip roof is judged to somewhat reduce the impact on this window. Additionally this should not impact light received from the south west/ west. Following consideration it is judged that there would be some impact on this window as a result of this proposal, although not harmful enough to justify a refusal.
- 7.8 To the south of the application site is no 2B Scratchface Lane which is also a pitched roof chalet bungalow style property, which has a dormer on the southern elevation roof slope. The side extension and garage proposed would be sited within close proximity of the boundary shared with no 2B although there is already an existing garage in this location. There is a gap between the two properties of approximately 2 metres. There are 2 windows at ground floor level which face north on the side elevation of no 2B,

information taken from planning records show these to include a kitchen window and a bathroom window. Impact on these windows is judged to be acceptable as the kitchen is also served by a window on the front elevation which is west facing and the bathroom is not considered a habitable room.

- 7.9 To the rear of the application site is no 7 Hulbert Road. There is a separation back to back distance of over 20 metres between these properties which meets the guidelines as stipulated in the HBC Design Guide. All windows facing east on the rear elevation dormer would be obscure glazed below 1.7 metres cill height, with two serving bathrooms, one serving a landing and one serving a bedroom. For this reason there is not judged to be any harmful overlooking to the rear as a result of this application.
- 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).

(iv) Parking

- 7.11 This property is increasing from 3 to 4 bedrooms which means 3 parking spaces are required at the property in accordance with the HBC Parking SPD. It is judged these could be accommodated towards the front of the site.

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/20/00391

(A) 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:

Email received on the 29.06.2020 confirming materials.
Existing and proposed floor plans and elevations (01) received 26.05.2020
Email confirming obscured windows received 29.06.2020

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. The Cladding shall be: **Grey RAL 7016** composite cladding and render to be in light grey colour unless otherwise agreed in writing by the Local Planning Authority.
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 extension hereby permitted the windows in the first 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.