

Recommendation: **GRANT PERMISSION**

This application repeats the same front porch, front dormer and rear extension as approved under APP/18/00498 but includes the addition of a flat roofed dormer to the rear, which would necessitate the removal of a chimney from the rear roof slope. Because the site is within a Conservation Area such roof additions are not permitted development under Class B.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 **Statutory and Non Statutory Consultations**

Conservation Officer - The application site is within the designated Conservation Area.

Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 states that, with respect to any buildings or land within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This application follows Planning Permission APP/18/00498 which was also for a proposed front entrance porch, single storey rear extension and pitched roof dormer to front elevation. However, the current application is being amended to propose a further flat roof dormer on the rear roof elevation.

As previously advised, the single storey rear extension and front porch are of a design and size that would not cause any adverse impact on the character of the Conservation Area. They are also in keeping with existing property and would not appear overly dominant.

The addition of a dormer to the front elevation is not ideal within the context of the conservation area. However, it is clear from the application that the neighbouring property has been historically allowed to construct what is an incongruous and large flat roof dormer. Nonetheless it is clear in the Planning (Listed Buildings & Conservation Areas) Act 1990 that special attention should be paid to preserving or enhancing the character of the conservation area. Although the large flat roof dormer is an example which should not be replicated, particularly in view of current design policies, it would be difficult to justify a refusal for a structure which is smaller in size and of a better design. It is also located on a mid-terrace property which does not further unbalance the appearance of this group of dwellings.

With regards to the now proposed flat roof rear facing dormer window, this again is not ideal as a pitched roof structure would be preferred. However, there are a number of examples of flat roof rear dormer windows along this section of Bath Road and therefore this will not set a new precedent. It will also not be visible from any public spaces within the Conservation Area and is therefore considered acceptable.

As with the previous application it is stated that no objection is raised due to the

mitigating factors outlined above. This is something that would normally be resisted and as such, any further dormer windows in the immediate area are unlikely to be considered acceptable.

Condition:

Material Samples to be submitted (including roof materials and external facing of dormer)

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: 6

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 08/11/2019

Number of representations received: 0

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) Impact upon the streetscene and Conservation Area
- (iii) Effect on neighbouring properties
- (iv) Flood risk issues
- (v) Parking

(i) Principle of development

The application site is situated within the built up area of Emsworth where further development is considered acceptable subject to the usual development control criteria. The location of the site within Emsworth Conservation Area requires greater care in the consideration of the details to comply with the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving or enhancing the character and appearance of the area. It is noteworthy that the elements of the proposal visible to the public domain and Conservation Area have already been approved under APP/18/00498.

(ii) Impact upon the streetscene and Conservation Area

Bath Road lies at the western edge of the Mill Pond within the Town Mill Pond Sub Area B of the Character Appraisal document. Bath Road is noted as being "mostly inter-war rows and semis of post-war housing which is suburban in character....Although of modest design the appearance of these houses is enhanced by the waterside location. They are...complimentary to the Mill Pond, providing an uncomplicated backdrop."

Previously negotiations took place over the design of the front dormer, which resulted in the tiny traditional dormer as also shown on the current plans. See previous report

under APP/18/00498 but the small pitched roof front dormer was found to be suitably subservient, subordinate and well placed within the roof slope to give some separation to the adjacent flat roofed boxy dormer and respect the host terrace. It was therefore considered to represent a positive contribution to the visual appearance of the street scene and Conservation Area. Circumstances have not changed since this determination and therefore the previously approved front dormer remains acceptable.

The proposed front porch is similarly identical to that previously approved and was considered to match the adjacent porch at No 13 and hence provide a consistent visual appearance that would preserve the appearance of the Conservation Area.

The previously approved rear extension and newly proposed rear dormer would not be visible from the public area and would have no impact on the Conservation Area. The proposed rear dormer is modest in scale relative to the rear roofslope and set well down from the ridge and up from the eaves line, being appropriately subservient in design terms. The chimney that would be lost sits midway down the rear roofslope and the pots are not visible above the ridge from Bath Road - the front chimneys would remain. As such its loss would not be harmful to the Conservation Area.

Overall, the Conservation Officer has noted the specifics of this case and not objected to the revised application which is therefore considered acceptable and accordingly the proposal is considered to preserve the character of the Conservation Area and be compliant with policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014.

(iii) Effect on neighbouring properties

As before, the proposed front porch and dormer would be unlikely to affect neighbouring amenity. The rear extension would align with the neighbouring properties rear extensions, but feature a central projection of a further 1m with gabled roof and glazed elevations. This is an unusual design but not inappropriate in an enclosed rear garden and would not result in any unacceptable height, overbearing, overshadowing or material harm to neighbouring amenity.

The proposed rear dormer would have two small windows, one serving a shower room and one the bedroom. Given that there are other rear dormers in the vicinity, then the introduction of windows at roof level would not introduce a new level of overlooking in this established residential area where cross views to the rear is standard.

Consequently, it is considered that the proposal will not appear overbearing or lead to increased overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site, 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) Flood risk issues

As alterations to an existing dwelling, and no change to the placement of sleeping accommodation on the upper floors, then the proposed development would not cause any increase in flood risk to occupiers.

(v) Parking

Extant planning permission APP/18/00498 did not specify the use of the loft space created and parking was not considered under that application. The plans submitted with this application more clearly indicate that the use of the loft space would be for a 4th bedroom. Strictly this would require an additional on site parking space which

cannot be achieved - the frontage only provides parking for one car (or 2 very small substandard spaces). There are double yellow lines against the Mill Pond of Bath Road but immediately outside the frontage is unrestricted and cars do park in an ad hoc fashion outside the houses on this stretch of road.

Considering the majority of the development could be implemented under APP/18/00498 then it would be unreasonable to refuse this very similar development due to lack of parking.

8 **Conclusion**

- 8.1 The scale, siting and design of this revised application including front dormer and porch, rear extension and rear dormer are considered to have limited and acceptable impact on the neighbours and preserve the character of Conservation Area, and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01029 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 Drawing Number A.01.6
Site Plan Drawing Number A.01.7
Block Plan Drawing Number A.01.8
Proposed Ground Floor Plan Drawing Number A.02.2
Proposed First floor Plan Drawing Number A.02.3
Proposed Second Floor Plan Drawing Number A.02.7
Proposed Roof Plan Drawing Number A.02.6
Proposed Elevations Drawing Number A.03.1
Front Dormer Detail as shown on extract of East Elevation Drawing Number A.03.5
Section Drawing Number A.04.1
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used for the hereby approved front dormer shall be strictly as indicated on the hereby approved plans. Any variation to this shall first be agreed in writing with the Local Planning Authority.
Reason: In the interests of the amenities of the Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The external materials used for the hereby approved porch, single storey extension and rear dormer shall be as indicated on the submitted details 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.