
Site Address:	27 Horndean Road, Emsworth, PO10 7PT		
Proposal:	Demolition of existing conservatory and erection of single storey rear and side extensions. Alterations to roof, including creation of rear dormer and roof lights.		
Application No:	APP/19/00677	Expiry Date:	05/09/2019
Applicant:	Mr & Mrs Stride		
Agent:	Mr Sutcliff	Case Officer:	Ross Leal
	Sutcliff Consultants Ltd.		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

No. 27 is located on the south-west side of Horndean Road and within a predominantly residential area, characterised by detached dwellings of mixed design and materials generally set within substantial plots. The existing dwelling at the site has the appearance of a bungalow, although there is a hobby room lit by a rear facing roof light in the rear roof plane. The roof of the dwelling is hipped to front and sides and there is a projecting front element, also with hipped roof. There are modest projecting elements to the south-east side and south-west rear of the dwelling. The dwelling is constructed of red brick and has a roof of small plain red roof tiles. To the front there is a large gravelled parking and turning area capable of accommodating 5+ cars. The site boundaries are wooden panel fencing in the main, although there is some screen planting on boundaries. The application dwelling enjoys good separation from dwellings on each side and there is no development to the rear.

2 Planning History

No relevant planning history.

3 Proposal

It is proposed to demolish an existing rear conservatory and to erect single storey rear and side extension to this dwelling. It is also proposed to make alterations to the roof, including the creation of a rear dormer and the insertion of front and rear roof lights. Side hips to the roof would be replaced with gable ends. The new accommodation at ground floor would be an enlarged lounge, with a dining room relocated to the front of the dwelling. At first floor, a new third bedroom would be provided, together with dressing room and en-suite and a study would also be provided.

The proposed rear and side extension would be 8m deep from the main rear wall of the dwelling and be 5.4m wide,. It would extend 1.2m out from the side wall of the dwelling but would not be along the whole of the side of the dwelling and be 4.5m back from the main front wall of the dwelling. This extension would have a hipped mock pitch roof with central flat roof element which would not be readily visible. There would be 2 high level side windows and a further full size side window which would be in the same location and of the same size as that in the existing single storey side bay at the dwelling.

The proposed dormer would be centrally located, substantial and flat roofed. It would be 6.6m in width and centrally located. It would extend out as far as the existing rear eaves

of the dwelling and be 3.8m deep. The flat roof would be set 0.3m below ridge level. Single modest roof lights would be set on each side of the rear dormer. The roof alterations would not raise the 6m ridge level, but would substitute gable ends for side hips and thus would result in a larger massing closer to side boundaries.

Materials are proposed to match those of the existing dwelling.

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)
DM16 (Freight Transport)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

No consultees.

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: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No representations received.	N/A

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

- (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 proposals would not be generally visible from the public realm, except for the introduction of side gables in place of side hips. The existing dwelling is set 19m back from the road and is located within an area of mixed house types and designs. The introduction of hips would not therefore result in an incongruous appearance in the street scene nor harm to visual amenity. Other elements of the proposal are located mainly on the rear elevation and the limited side extension is set well back. These would also not therefore result in harmful impact on the character of the area. The appearance of the rear dormer is large, but given that there is no development to the rear of the site and that it will be read in conjunction with the rear elements of the dwelling and will sit within the enlarged roof area, it is not considered that, whilst less than ideal in design terms, the dormer would result in harm to visual amenity such that refusal would be justified. In addition, the plot is large and can readily accommodate the amount of development proposed.

The design and appearance of the proposals are therefore deemed appropriate in context to the existing dwelling, the site, the locality and not to be harmful to visual amenity. The proposals are therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

(iii) Effect on neighbouring properties

- 7.4 The existing dwelling enjoys good separation from dwellings on each side and the ground floor side windows proposed would not directly face the side of the dwelling to the south east and would also face towards a boundary fence which would partially screen them. It is not therefore considered that these windows would result in overlooking and privacy loss. The design of the proposal in other respects does not give rise to overlooking or privacy loss. In addition, separation from adjoining development means that the proposals would not be unduly dominant or overbearing in terms of new side gables or in terms of general outlook.

The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

- 7.5 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 and DM13 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposals are not considered to be harmful to visual amenity or to the amenity of the adjoining occupiers and the proposal is not considered to give rise to harm due to privacy loss. The proposal would therefore 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/19/00677 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:

Drawing Number 1901/00 - Location & Site Plans - Dated May 2019
Drawing Number 1901/01 - Existing Plans & Elevations - Dated May 2019
Drawing Number 1901/02 - Proposed Plans & Elevations - Dated May 2019

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.