
Site Address:	28B Fairlea Road, Emsworth, PO10 7SX		
Proposal:	Roof alterations, including provision of dormer window to rear, to facilitate additional living accommodation.		
Application No:	APP/19/00204	Expiry Date:	09/05/2019
Applicant:	Mrs Butt		
Agent:	Mr Airey	Case Officer:	Tina Pickup
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a more modern detached chalet style dwelling located on a tapered plot to the west of the head of the cul-de-sac in Fairlea Road, Emsworth. It is constructed of red brick with dark plain tile roof with a dormer in the front hipped roof space, whilst to the rear the roofline is gabled with a large first floor window.

Being a tapered plot, the frontage of the site is narrow and gravelled for the parking of at least 3 cars. The site is flat and level. A public footpath runs along the southern boundary linking to Southleigh Park which lies to the west of the application site. Fairlea Road is generally characterised by a mix of semi-detached hipped bungalows and some slightly higher chalet bungalows having half hipped ends.

The application site and the property immediately to the east, No 28A, are more recent developments, both set back within their plots further than others. No 28a also has a gabled end with rooflights facing the application site.

2 Planning History

07/72520/001 Remove existing structure and erect 2 No. residential dwellings.
(Revised application). Permissin Dec 2007

3 Proposal

Roof alterations, including provision of dormer window to rear, to facilitate additional living accommodation.

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)
DM13 (Car and Cycle Parking on Residential Development)

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

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: 0

Comment	Officer Comment
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) 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 proposal would change the appearance of the front of the dwelling from a fully hipped roof to a gable sided roof. The ridge height would remain as existing. In street scene terms the front roof slope would continue to slope back in keeping with others. Because the dwelling is set further back than others and is slightly separated to the south, due to the presence of the footpath and tapered plot, then overall the introduction of the side gable is not considered to be overly dominant and would not be harmful to the overall character of the area.

- 7.4 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

- 7.5 The design includes 2 additional roof lights in the existing northern roof slope and due to the separation to the adjacent property these are unlikely to have any adverse impact. To the south the new gabled side would be blank with no new windows, although there are 2 rooflights within the valley of the side hip roof slope. To the rear a small dormer is proposed which would be no more harmful than the existing first floor glazing and has an outlook over the park rather than neighbour gardens.
- 7.6 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.7 The proposal would increase the number of bedrooms from 3 to 5 which under the Parking SPD requires 3 on site spaces. These are already provided on site so there is no highway objection.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00204

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 no PL01

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.