
Site Address:	8 Stanley Road, Emsworth, PO10 7BD		
Proposal:	Proposed first floor garage roof loft extension; dormer window and rooflights.		
Application No:	APP/18/00968	Expiry Date:	29/11/2018
Applicant:	Mr & Mrs Gray		
Agent:	Mr C Clements	Case Officer:	Emma Chisnall
	Downland Design Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern three storey townhouse and attached double garage with a brown tiled pitched and barn hipped roof and elevations of red multi-brick, situated in a private road in Emsworth Conservation Area, backing on to Emsworth harbour, The site is level and there is open vehicular access with block paving to the front of the double garage and a small front garden area consisting of paving and shrubs enclosed by a 1 metre high wall.
- 1.2 The adjoining three storey semi-detached property of a similar age and individual style and design lies to the east and a two storey detached dwelling in John King Shipyard lies to the west. A terrace of older style properties and the side aspect of a block of three garages are opposite the application site. The area is of medium density with a mixture of a small development of modern two and three storey detached, semi-detached and terraced dwellings and older two storey detached, semi-detached and terraced properties of individual age, style and design.

2 Planning History

APP/14/01113 - Conversion of half of garage to utility room with revised fenestration to front elevation., PERM, 15/12/2014

3 Proposal

- 3.1 Proposed first floor garage roof loft extension; dormer window and rooflights.

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

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|------|---|
| 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

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Thank you for consulting The Chichester Harbour Conservancy concerning the above planning submission. In its role in managing the Chichester Harbour Area of Outstanding Natural Beauty (AONB), The Conservancy has considered the submitted proposal against the Conservancy's planning guidance and principles - including The Chichester Harbour Management Plan (2014- 2019), The Chichester Harbour Planning Principles (version 1.1 July 2017), and The Chichester Harbour AONB Joint SPD (May 2017).

Under the Chichester Harbour Conservancy fully delegated officer decision process, the Local Planning Authority (LPA) is hereby advised that the Conservancy makes the following comment in relation to the above application.

Chichester Harbour Conservancy Recommendation - No Objection

Suggested considerations -

- schedule of materials to be as indicated on submitted application forms
- all roof lights should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)

The proposal is not considered to be unduly prominent, given its setting, to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB). If you require any further clarification with regards to this recommendation, please contact the CHC Planning Officer, Steve Lawrence.

Officer Comment: An informative shall be included with the decision.

Conservation Officer, Development Control

Principal Conservation Officer. No Objection

Site

The application site is a modern three storey townhouse and attached double garage with a brown tiled pitched and barn hipped roof and elevations of red multi-brick, situated in a private road in Emsworth Conservation Area, backing on to Emsworth harbour. The site is level and there is open vehicular access with block paving to the front of the double garage and a small front garden area consisting of paving and shrubs enclosed by a 1 metre high wall.

The adjoining three storey semi-detached property of a similar age and individual style and design lies to the east and a two-storey detached dwelling in John King Shipyard lies to the west. A terrace of older style properties and the side aspect of a block of

three garages are opposite the application site. The area is of medium density with a mixture of a small development of modern two and three storey detached, semi-detached and terraced dwellings and older two storey detached, semi-detached and terraced properties of individual age, style and design.

Assessment

The proposals seek to raise the height of the existing garage to allow for further residential accommodation within the roofspace. From public vistas to the front I feel the proposed height would not appear overly bulky and would maintain subservience in regard of the main dwelling. The barn hip of the garage will also be maintained which helps integrate the appearance. The rooflights are of a conservation style and are of a size that ensures they sit comfortably on the roofscape.

To the rear it is proposed erect a dormer window and a contemporary flat roof addition that allows discrete views of the harbour. The dormer window will not be visible from any public vistas and only glimpse views of the contemporary addition will be possible if standing on the shoreline when the tide is out or on a boat. Following comments at the pre-application stage the dormer window has been refined to reduce the bulk of the roofline. Materials will also be crucial and should include lead for the flat roofs and elevations.

Given the position and design of the extension it is not considered that there will be any significant impact on the wider conservation area.

Conditions:

- Materials to match existing
- Rooflights details to be submitted

Officer Comment: This shall be included with the decision.

Environment Agency

No comment

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: 3

Number of site notices: 1

Statutory advertisement: 12/10/2018

Number of representations received: 0

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 character of the Conservation Area and AONB
- (iii) Effect on neighbouring properties
- (iv) Parking

(i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. This site falls into a Conservation Area and as such the proposal must be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990 and this assessment is made below.

(ii) Impact upon the character of the Conservation Area and AONB

- 7.3 The proposal is located in the Emsworth Conservation Area and therefore any development has to be considered carefully to ensure that the development would have an acceptable impact on the historic environment.
- 7.4 Following a consultation with the Councils Conservation Officer the feedback received is that the appearance visually would be acceptable as the development alteration is modest in size creating a subservient appearance on No 8. The works are considered to not significantly alter the visual appearance of the garage and from the rear shall be mostly screened by the neighbouring dwelling. A condition is suggested for materials to match and for specifications regarding the rooflights to be submitted for approval by the Local Planning Authority to ensure that they are acceptable. This shall be included with the decision and shall ensure that the development preserves the appearance of the Conservation Area.
- 7.5 A consultation has been sought with the Chichester Harbour Conservancy who have raised no objections due to the works being sufficiently screened by the neighbouring dwelling to the front of the development proposed to the rear of No 8. An informative shall be included regarding fitting the rooflights with working internal screen blinds to reduce light spillage during evenings and night-times and a condition included regarding materials matching as indicated in the plan. This is considered to be acceptable.
- 7.6 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 Policies CS11 and 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

- 7.7 The works have the potential to impact the adjacent neighbour No 5 John King Shipyard with the increase height of the proposed development. However, this is considered to be by a modest increase of height by approx 0.8m which shall retain an acceptable subservient appearance on No 8 and is considered to not significantly impact light levels reaching the neighbour. The works shall be in line with part of the amenity space of the neighbour thereby not visually impacting any windows in the main home and from being set off the boundary is considered to ensure that the works shall not appear over-bearing nor dominant. A dormer and window are positioned to the rear of the garage however these windows shall look onto the flank rear wall of the neighbour and therefore privacy levels are considered to be retained.

- 7.8 The proposed rooflights at the front have the potential to look into the rear amenity space of No 37 King Street. However it is acknowledged that these shall be at an angle within the roofslope and when taking a central measurement would be approx 19m away from the rear amenity space and further from the dwelling which would reduce any potential impact of over-looking. With no objection raised by the neighbour the development, on balance, is considered to result in a limited and acceptable impact.
- 7.9 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

- 7.10 The site shall be increasing its bedroom number by one however three spaces are able to accommodated at No 8 with two at the front and one in the garage. This is considered to be acceptable and to accord with the Parking Standards SPD which stipulates that three spaces are required for every 3+ bedroom home.

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/18/00968 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:

Flood Risk Assessment Form: Received 03.10.2018
Location and Block Plan: Drawing No 1802 CC A.02.6
Proposed Elevation Plan: Drawing No 1802 CC A.03.1
Proposed First Floor Plan: Drawing No 1802 CC A.02.3
Proposed Roof Plan: Drawing No 1802 CC A.02.5

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.

- 4 Notwithstanding any description of materials in the application no alterations to the roof shall take place until samples and a full specification of the details and materials to be used externally on the dormer and for the rooflights have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- a) Plan, section and elevation to a scale of 1:20 shown in relation to the roofslope in which the unit is to be set.
- b) Full size glazing bar section (where appropriate).
- c) Details of materials/finishes.

Only the materials and details so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the detailing is compatible with the building's architectural/historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.