
Site Address:	12 Bath Road, Emsworth, PO10 7EP		
Proposal:	Proposed front entrance porch, single storey rear extension and pitched roof dormer to front elevation.		
Application No:	APP/18/00498	Expiry Date:	18/07/2018
Applicant:	Mr & Mrs Summers		
Agent:	Mr C Clements	Case Officer:	Tina Pickup
	Downland Design Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site consists of a two-storey, mid terrace dwelling with a double height, gabled projecting bay on the front elevation. Existing materials are a mix of red brick and cream painted render and the roof is slate with contrast decorative red ridge tiles. The frontage of the site is graveled, which allows for on site parking; with low hedging providing the front boundary treatment to Numbers 11 and 13.

To the rear the dwelling is in its original form without any extensions. The garden is long and enclosed by close boarded fencing of between 1.8m and 2m high. Both adjacent properties have lean-to style rear extensions, about 3m deep.

The site is located in the Emsworth Conservation Area and fronts onto the Town Mill Pond which is part of the AONB and a SINC - but the site is not within the AONB. The site also falls within Flood Zone 3 area.

Notably, to the front, the adjacent property, number 13 has a large flat roofed box dormer and brick lean-to porch. The dormer is large and bulky and does not relate well to the terrace. A planning history reveals that it was refused planning permission in 1986 but was subsequently confirmed as being Permitted Development under the then 1977 GPDO.

2 Planning History

None

3 Proposal

Proposed front entrance porch, single storey rear extension and pitched roof dormer to front elevation.

During the course of determining this application the proposed front dormer has been revised in design to a smaller, pitched roof traditional lead dormer.

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.

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.

It should be stated that I am only not objecting 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: 5

Number of site notices: 1

Statutory advertisement: 01/06/2018

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

(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.

(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."

There are 3 elements to this proposal - the single storey rear extension would not be visible from the public area and have no impact on the Conservation Area. The proposed porch, in dimensions and profile would match the adjacent porch at No 13 and hence provide a consistent visual appearance that would preserve the appearance of the Conservation Area. However the proposed dormer, when first submitted was considered unacceptable - it was flat roofed and sited abutting the

adjacent existing dormer at number 13, resulting in a boxy, unbalanced and dominant development that did not respect the existing roofscape of these terraces that feature gabled bay projections.

The large flat roof dormer at number 13 is not considered a good example to repeat and despite attempts to refuse it, was constructed under permitted development in 1986. Legislation has changed since then and now such a dormer would need permission and be unlikely to be granted in such a prominent location within the Conservation Area. Therefore the presence of this dormer in no way sets a precedent for the acceptance of further flat roofed poorly designed dormers. In light of this negotiations took place with the agent and although the applicant was unwilling to have a rear dormer instead, revised plans led to a small traditional pitched roof dormer.

This is considered to now respect the Bath Road terraces roofscape with the pitch of the small dormer reflecting the pitch of the gabled bay. It is also proposed to be constructed of traditional materials with the dormer cheeks and gable in sheet lead with slate roof and reclaimed terracotta ridge tiles. The fascia soffit and bargeboard would be white UPVC but are of proportions and overhang to match the main house. Overall the revised design to a tiny traditional dormer is considered 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 is therefore considered to represent a positive contribution to the visual appearance of the street scene and Conservation Area.

The Conservation Officer has noted the specifics of this case and not objected to the revised design 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

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.

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, 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.

8 Conclusion

- 8.1 The scale, siting and design of the revised dormer and porch, and rear extension 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00498

(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:

Location Plan Drawing No A.01.6
Block Plan Drawing No A.01.7
Proposed Ground floor Plan Drawing No A.02.2
Proposed First Floor Plan Drawing No A.02.3
Proposed Second floor Plan Drawing No A.02.4
Proposed Roof Plan Drawing No A.02.6
Proposed East Elevation Drawing No A.03.5
Proposed Elevations Drawing No A.03.1
Dormer Detail as shown on extract plan of proposed elevations
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used for the hereby approved 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 and single storey extension 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.