
Site Address: 38 Birch Tree Drive, Emsworth, PO10 7RY
Proposal: Loft conversion including dormer and rooflight windows.
Application No: APP/18/00652 Expiry Date: 24/08/2018
Applicant: Mr Muller
Agent: Mr T Murray Case Officer: Bee Crawford
 Tim Murray
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow and attached garage to the side . It has a brown tiled pitched and hipped roof and elevations of red multibrick, cream render and tile hanging. The site is level with open vehicular access to the front leading to a concrete drive and an area of grass and shrubs, with a dwarf wall to part of the front boundary and fencing ranging in height from 1 metre to 2 metres to the north and south boundaries.
- 1.2 Detached bungalows lie to the south and opposite, the front aspect of detached bungalows are to the south at a higher level than the application site, beyond an area of amenity land and the rear garden of a property in Birch Tree Drive is to the rear.pposite. The area is of medium density with detached two storey properties and bungalows of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a loft conversion including dormer and rooflight windows.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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) 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 is to provide accommodation within the roofspace with a dormer on the north west side of the roof and would be visible from the public realm. The proposed dormer is relatively large and generally this style of dormer is not encouraged as the best design solution on a pitched roof building. However, it is noted other properties in the immediate area benefit from similar types of development. Therefore, whilst the dormer would be prominent, it would not be wholly out of character and it would be inappropriate to now resist the proposal for its impact in street scene terms.

- 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 new dormer is on the north western roof slope and on this side the property is adjacent to an area of amenity land. The front elevations of the properties beyond this land are at a higher level than the application site with a minimum distance of 25 metres from the dormer. It is therefore considered the development is to be situated far enough away from these properties to limit any perception of being overbearing or additional overlooking.
- 7.6 There are three new roof lights proposed in the south eastern roof slope. In order to limit any perception of overlooking and protect the privacy of the occupiers of the neighbouring property at number 40 Birch Tree Drive, a condition is recommended for the two western most windows to be obscure glazed and fitted with window restrictors. The other roof light in the roof slope is considered to be situated far enough away to limit additional overlooking to this property.
- 7.7 It is deemed the proposal would have no adverse bearing on the properties opposite or to the rear of the application site.

(iv) Parking

- 7.8 Communication has been received from the agent indicating that there will be no increase in the number of bedrooms at the property. However, a parking plan has been submitted as part of the application to show 3 parking spaces together with the garage and this is ample to meet the requirements of the HBC Parking SPD (July 2016).
- 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.***

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/18/00652 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 external materials used shall be as indicated on the submitted forms and hereby approved plans, 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.
- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the development hereby permitted, the two roof lights in the first floor on the south eastern roof slope towards the western end of the property shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and fitted with restrictors, which are to restrict opening to a maximum of 50 mm for ventilation and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of the neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 18/24/4	Location plan
Drg no. 18/24/3	Proposed block and parking plan
Drg no. 18/24/2	Existing and proposed floor and elevation plans

Reason: - To ensure provision of a satisfactory development.