
Site Address: 2 Esmond Close, Emsworth, PO10 7HX
Proposal: Single storey rear extension, form new pitched roof over existing two storey extension, form new gable roof to rear and rear dormer.
Application No: APP/18/00660 Expiry Date: 27/08/2018
Applicant: Mr Dawson
Agent: Mr Mallen Case Officer: Bee Crawford
 Thorns-Young Ltd.
Ward: Emsworth
Site Visit Date: 09/08/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The applicaiton site is a detached two storey property with integral garage which benefits form previous extensions. It has a brown tiled pitched and hipped roof and a flat roof to the two storey side extension and elevations of red multibrick and tile hanging to the front. the site is level with open vehicular access to the front leading to a paved area, grass and shrubs with dwarf walls to all boundaries. The rear garden is mainly laid to lawn with shrub borders and is enclosed to all boundaries with fencing ranging in height from 1.3 metres to 2 metres.
- 1.2 Two storey detached dwellings of a similar design are to the north and south, a two storey detached dwelling is opposite and allotments are to the rear. The site is of low to medium density with two storey detached dwellings of similar age and similar and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension, form new pitched roof over existing two storey extension, form new gable roof to rear and rear 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

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

None.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The drawings show that the wall of the proposed extension to the South of us, which is the one nearest our house, will extend at least 4m beyond the rear wall of our house and we think the drawings may not show the full extent of roof overhang plus gutters (typically a further 0.5 m)	The elevation plans clearly show the roof overhang and gutters of the proposed rear extension.
The rear building line of 2 Esmond Close, as it is at present, is already roughly 2 metres behind ours, which is not obvious from the site plan and can only really be appreciated via a site visit.	Noted - the case officer visited the neighbouring property on 26 July 2018.
The height of the proposed extension (including lantern) seems to be about 4m, which although only a single storey extension means we will have a high featureless wall less than 2 metres from our South boundary and 3 metres from our house.	See section 7 below.
In summary, we think the nearest part of the proposed extension is too high and too close to our boundary and will dominate our garden and shade our patio, in all but the summer months, so we can no longer enjoy sunlight there as we do now and that the structure,	See section 7 below.

including roof overhang and gutters will contravene the 45 degree guideline shown in the Borough design guide document.	
Also we think that the proposed extension is too big for a house which has already been extended and has a garden which, like ours, is small.	See section 7 below.
We would welcome a site visit from the planning department so they can see for themselves how great the impact would be.	The case officer visited the neighbouring property on 26 July 2018.

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 application is for a single storey rear extension, a new pitched and hipped roof and rear dormer over the existing two storey side extension, roof extension to form a new rear gable providing accommodation within the roofspace and a rooflights in the southern and western roof slopes. The plans originally submitted included a dormer to the southern elevation and a large rear dormer. Officer concerns were raised regarding the design of the dormers and the resulting relationship with the existing dwelling. Following further negotiations with the agent, amended plans were subsequently submitted reducing the size of the rear dormer and replacing the side (southern) dormer with a rooflight.

7.4 The development, together with the existing extension would result in a generous increase in the overall footprint and volume of the original property, however it is considered this can be comfortably accommodated within the extent of the site. Although the remaining depth of the rear garden is less than the 10 metres recommended in the Havant Borough Council Borough Design Guide, the width is approximately 13 metres which is considered to be sufficient in this instance.

7.5 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

7.6 Whilst the new roof is a substantial size, it does not exceed the height of the existing

ridge and has hipped and pitched elements which slope away from the neighbouring properties, consequently reducing any perception of it being overbearing.

- 7.7 There is a roof light proposed in the southern roof slope serving the studio in the loft. In order to limit any perception of overlooking and protect the privacy of the occupiers of the neighbouring property a condition is recommended for this window to be obscure glazed and fitted with window restrictors.
- 7.8 The rear extension has no side windows and does not project beyond the southern elevation of the existing property, maintaining the 2 metre distance to the boundary with number 1 Esmond Close. It extends 2.7 metres from the rear elevation of the dwellinghouse which is judged to be reasonably modest.
- 7.9 The northern elevation of the rear extension has a depth of 4.5 metres, although it is set in 0.9 metres from the northern elevation of the property. The northern boundary is a further 1.1 metres away and the southern elevation of the neighbouring property 1.3 metres from this boundary. Concerns were raised by the occupiers of number 3 Esmond Close regarding the height, proximity and design of the rear extension together with the possibility of overshadowing their rear garden and patio area.
- 7.10 The minimum height of the extension is 2.45 metres rising to a maximum height of 3.85 metres which includes the 0.5 metre high lantern. Whilst it is acknowledged part of the extension will be joined to the existing two storey side addition, it is considered to be of an acceptable depth and height. Furthermore, a 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of the patio doors at 3 Esmond Close. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.11 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, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). There are no properties to the rear of the application site.

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/18/00660 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 extension hereby permitted, the window in southern roof slope serving the studio 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 nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Block plan

Drg no. 2093:18:1 Existing floor and elevations plan

Drg no. 2093:18:2 Rev D Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.