

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) Whether the development would require planning permission

7.2 The proposal has been assessed against the 'Permitted Development' allowances in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

7.3 The proposals have been assessed (where appropriate) against Part 1, Class A (enlargement, improvement or other alteration to a dwellinghouse), Class B (additions etc to the roof of a dwellinghouse) and Class C (other alterations to the roof of a dwellinghouse).

Proposed works

Addition of windows

7.3 There are no additional windows or openings to be inserted in either the northern or southern elevation at first floor level or above and therefore the proposed additional windows will not be required to be fixed shut or obscure glazed as required in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Rear extension

7.4 Under Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, the proposed single storey rear extension meets the following tests:

- (a) Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (changes of use)
- (b) The extension will not result in over 50% of the total area of the curtilage being covered by buildings (excluding the original dwellinghouse)
- (c) The height of the extension will not exceed the highest part of the roof of the existing dwellinghouse
- (d) The height of the eaves of the extension will not exceed the highest part of the eaves of the existing dwellinghouse
- (e) The extension will not extend beyond a wall which forms either the principle elevation of the original dwellinghouse or fronts a highway and forms a side elevation of the original dwellinghouse
- (f) The extension will have a single storey and will not extend more than 4m from the rear wall of the existing dwellinghouse, nor will it exceed 4m in height
- (g) Not relevant in this application as within permitted development limits
- (h) Not relevant in this application as the extension is single storey
- (i) The extension is not located within 2m of the boundary. Notwithstanding this, the eaves height do not exceed 3m in height
- (j) Not relevant in this application as the proposal will not extend beyond a wall

forming the side elevation of the dwelling

(k) The proposal does not include the construction or provision of a veranda, balcony or raised platform; it does not include the installation, alteration or replacement of a microwave antenna; it does not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or the alteration to any part of the roof of the dwellinghouse

Re-configuration of rear roof to create additional habitable space (considered against class B)

7.5 This element of the proposed development has been assessed against Part 1 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015.

7.6 Under Class B the re-configuration of the rear roof to create habitable space meets the following tests:

(a) The permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Classes M, N, P, PA or Q of Part 3 of the Schedule (changes of use)

(b) No part of the roof alterations would exceed the height of the highest part of the existing roof

(c) No part of the roof alterations would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway

(d) The cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 50 cubic metres

(e) The roof alterations would not include

(i) the construction or provision of a veranda, balcony or raised platform, or

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe

(f) The application site is not on article 1(5) land

7.5 B2 - The plans submitted demonstrate that the conditions in B2 would be met.

7.6 A search of the planning history has not revealed conditions that restrict 'permitted development rights' nor is the dwelling part of an Article 4 direction.

It is therefore considered that the addition of two dormer windows to the rear roof slope and two rooflights to the front roof slope of the property would meet the requirements of Part 1 Class B.

7.7 The materials to be used are to match those used on the original dwellinghouse

8 Conclusion

8.1 It is considered that there is sufficient evidence as detailed in the submitted documentation to prove that the proposed alterations to the roof, alterations to the fenestration and erection of a conservatory is considered to be permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 and accordingly the Certificate of Lawful

Development can be issued.

9 RECOMMENDATION:

Havant Borough Council, as Local Planning Authority, certifies that on 26 April 2018 the development described in the First Schedule to this certificate in respect of land described in the Second Schedule and edged in red on submitted location plan received 03.01.18, is lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

The proposed alterations to the roof, alterations to the fenestration and addition of a conservatory at 11 Park Crescent, Emsworth, PO10 7NT are permitted development by virtue of Schedule 2, Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (England) Order 2015.

First Schedule:

This certificate relates to the following development:

Proposed alteration to the roof, alteration to fenestration and construction of a conservatory at 11 Park Crescent, Emsworth, PO10 7NT as shown on submitted drawings:

Existing and proposed east elevation - dated 21.03.18

Amended proposed section (rev a) - dated jan 2018

Amended existing ground floor plan (rev a) - dated 21.03.18

Amended existing first floor plan (rev a) - dated 21.03.18

Amended existing second floor plan (rev a) - dated 21.03.18

Amended proposed ground floor plan (rev a) - dated 21.03.18

Amended proposed first floor plan (rev a) - dated 21.03.18

Amended proposed second floor plan (rev b) - dated 16.04.18

Second Schedule:

This certificate relates to 11 Park Crescent, as shown edged red on the submitted Site plan received on the 03.01.2018.

- 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:

Reason: - To ensure provision of a satisfactory development.