
Site Address:	Jesmond, 17 Horndean Road, Emsworth, PO10 7PT		
Proposal:	Loft conversion incorporating roof extension; Rear extension		
Application No:	APP/17/00577	Expiry Date:	02/08/2017
Applicant:	Mr & Mrs Hazle		
Agent:	Mr Lilley	Case Officer:	Bee Crawford
	lilley architecture		
Ward:	Emsworth		
Site Visit Date:	23/06/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow and integral garage with a red tiled hipped and pitched roof and elevations of red multibrick. The site is level and has open vehicular access to the front, leading to a shingled parking area, grass and shrubs. There is a 1 metre high wall to the front boundary, a 0.5 metre fence to the north and a 1.8 metre fence and hedge to the south. The rear garden has a depth in excess of 26 metres and is mainly laid to lawn with a patio area, shrubs, vegetable patch and a shed, enclosed to all boundaries by 1.8 metre high hedges, shrubs and fencing.
- 1.2 A detached bungalow is to the north, a detached two storey dwelling is to the south, St James' Primary School is opposite and private open land is to the rear. The area is of medium density of detached and semi-detached bungalows and two storey properties 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 incorporating roof extension, front and rear dormers to provide accommodation at first floor, side and rear extension.

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)

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: 2

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

(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 proposed extension would be visible from the public realm, although the property is approximately 13 metres from the highway and the scheme would not project beyond the existing front elevation of the property. The development would result in a generous increase to both the footprint and overall volume of the property, although it is considered this can be comfortably accommodated within the extent of the site. The roof is to be substantially extended, incorporating a modest roof lantern which is approximately 0.6 metres higher than the existing roof.

7.4 The design and appearance of the extension is therefore deemed appropriate in context to the main building, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 The proposal will be visible from the neighbouring properties adjacent to the application site, increasing the volume of the roof, incorporating new dormers to front and rear,

together with side and rear additions. However, the roof is pitched and hips away from the neighbouring properties, which would lessen any perception of it being overbearing and it is noted the ridge height is lower than those of the properties immediately adjacent to the application site.

- 7.6 There are high level roof windows in both the north and south elevations of the extension, and a condition is recommended for these windows to be obscure glazed to alleviate any potential loss of privacy to the neighbours.
- 7.7 With respect to the new front and rear dormers, whilst the rear dormer includes a Juliet balcony, in isolation the provision of this type of balcony would fall within the realms of permitted development. It is therefore judged that any subsequent overlooking would not be unacceptable to the neighbouring properties. The new front dormer is well proportioned, set in from the edges of the roof and relates well to the overall design of the scheme.
- 7.8 The proposed extension does not extend beyond the side elevation of the property to the north or the side elevation of the garage to the south and a distance of approximately 1.5 metres will be retained to both boundaries. The new windows and door in the northern elevation of the property could be installed without the benefit of planning permission.
- 7.9 Whilst the extension would fall within the 45 degree overshadowing zone of the window in the stepped back part of 19 Horndean Road, it is noted the existing dwelling currently falls within this zone. However, the proposal falls outside the 45 degree zone of the window in the main rear elevation of this neighbouring property.
- 7.10 A 45 degree angle test indicates that the extension would fall slightly within the overshadowing zone of the kitchen window at 15 Horndean Road, although this room is dual aspect and it is considered the impact would not be so great as to warrant a defensible reason for refusal.
- 7.11 Consequently, it is considered that the proposal is unlikely to 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). 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00577 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 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 windows in the first floor on the north and south elevations shall be fitted with, to a height of no less than 1.7m above finished floor level textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.

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

Drg no. PL01 Rev 01	Location plan and block plan
Drg no. PL02`	Existing floor and roof plans
Drg no. PL03	Existing elevations plan
Drg no. PL04	Proposed floor and roof plans
Drg no. PL05	Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.