
Site Address:	6 Nore Crescent, Emsworth, PO10 7NB		
Proposal:	Loft extension to include dormers to front and sides.		
Application No:	APP/17/01313	Expiry Date:	06/02/2018
Applicant:	Mrs J Towers		
Agent:	Mr D P Manns	Case Officer:	Bee Crawford
	D M Designs		
Ward:	Emsworth		
Site Visit Date:	22/12/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow and detached garage to the rear. It has a brown tiled pitched and hipped roof and elevations of red multibrick. The site is level and there is open vehicular access to the front leading to a paved drive and area of shingle, with a dwarf wall to the front and 1 metre high fences to the side boundaries. The rear garden has a patio and areas of shingle and shrub beds and is enclosed to all boundaries by walls and fencing ranging in height from 1 metre to 2 metres.
- 1.2 Detached bungalows are to the east, west and opposite and the rear gardens of properties in Selangor Avenue are to the rear. The area is of medium density with detached and semi-detached bungalows of a similar age and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a loft extension to include dormers to front and sides.

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

Engineering/Drainage

No response received.

Environment Agency

No response received.

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: 6

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 would be visible from the public realm with the front of the property a minimum of 6 metres away from the highway. The development is to provide accommodation within the roofspace incorporating pitched roof dormers to the front and both side roof slopes. Whilst the dormers are on a par to the existing ridge height, they have pitched roofs and are set in from the roof edge as recommended in the Havant Borough Council Borough Design Guide. It is noted other properties in the surrounding area benefit from similar types of development.

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 There is a distance of approximately 3.2 metres between number 6 and the neighbouring property at number 4, which has no side dormers or roof lights and 3.7 metres to the neighbouring property at number 8, which has a side dormer in the eastern roof slope. The property is set back from number 4 and it is considered the proposed side dormers in the eastern roof slope could result in overlooking and loss of privacy to the rear garden of this property. A condition is therefore recommended for the windows on this side of the roof to be obscure glazed and the openings to be at a height of no less than 1.7m above finished floor level, to mitigate the possibility of overlooking to the neighbouring property.
- 7.6 Regarding the dormers on the western roof slope, whilst the northern-most window serving bedroom 4 could be perceived to increase overlooking of the neighbouring property at number 8, it is deemed to be situated far enough away to have a restricted view of the neighbouring garden, therefore limiting any additional overlooking. The dormer window serving the new bathroom would be situated practically opposite the side dormer of the neighbouring property. It is therefore recommended this windows is obscure glazed and the openings are at a height of no less than 1.7m above finished floor level, to protect the privacy of the occupiers of the neighbouring property. It is considered the proposal would have no adverse bearing on the properties opposite or to the north.

(iv) Parking

- 7.7 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and it is therefore considered a condition is not necessary in this instance.
- 7.8 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 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00636 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 eastern elevation serving bedroom 4 and the landing as annotated on drawing number TOWERS 01A shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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 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 the first floor on the western elevation serving the bathroom as annotated on drawing number TOWERS 01A shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Location plan
Block plan
Drg no. TOWERS 01A Existing and proposed floor, elevations and roof plan;
parking plan; proposed section plan
- Reason:** - To ensure provision of a satisfactory development.