
Site Address: 46 Kings Road, Emsworth, PO10 7HN
Proposal: Replacement porch, extend roof to form new gable ends, new fenestration and balcony on west elevation.
Application No: APP/18/00142 Expiry Date: 05/04/2018
Applicant: Mr & Mrs Adams
Agent: Mr M Critchley Case Officer: Emma Chisnall
 Mr M Critchley
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 46 is a chalet style bungalow situated centrally in Kings Road, Emsworth. The dwellinghouse is constructed of painted timber and render with a slate roof and has a dormer within the front and rear roof space. The amenity space to the front is adequate in size and part hard-surfaced and part laid as lawn. The curtilage boundary consists of a mixture of 1m timber panels and hedging. To the rear the amenity space is modest in size and is laid in the majority with lawn with areas of patio present. There are extensive mature trees and hedging along the south and west boundary with approximately 2m timber panels along the north boundary. Two large outhouses are present within the rear curtilage.
- 1.2 The dwellinghouse is situated in a row of three other bungalows of similar style and design with chalet style dwellings present opposite and to the north and south of the site..

2 Planning History

None

3 Proposal

Replacement porch, extend roof to form new gable ends, new fenestration and balcony on west elevation.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

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: 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
- (v) Flooding

(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 works proposed to No 46 shall alter the existing appearance of the dwellinghouse and in particular the roof form from going from a hip to gable. It is acknowledged that under permitted development rights it is permitted for hipped roofs to be altered to a gable however the works to No 46 require planning permission due to the increased height of the ridge that is proposed and the alterations to the front and rear dormer.

7.4 Although the dwellinghouse is set in a row of three modestly sized bungalows it is acknowledged that in the greater context of the streetscene chalet and two storey dwellings are present and therefore the works to No 46 would not look significantly out of place. The dwelling to the north No 42 was originally the 4th bungalow in this row but was permitted to have first floor accommodation of which the works are now

complete. Although there is some semi-uniformity across the three chalet/bungalows the pattern of development has already been altered by the works to No 42 and the differing style of other dwellings in the greater streetscene. Due to this and that the basic hip to gable could be done under permitted development rights the fairly modest increase in the ridge height is considered to not look out of place or cause a significant enough impact to the visual amenity of the streetscene that would warrant a refusal of planning permission. The re-design of the dormer roof is considered to be better suit the overall design of No 46 which would enhance its interesting features and attractive appearance in the streetscene of Kings Road.

- 7.5 Materials are proposed which shall match that of the existing dwelling to ensure the works appear in keeping to No 46 and not out of place.
- 7.6 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

- 7.7 The neighbouring dwellings that have the potential to be impacted as a result are the adjacent neighbours No 44 and No 48 Kings Road. Although it is noted that no objections have been made against the proposal it is down to the Local Planning Authority to assess any impact caused and how significant this is.
- 7.8 No 44 is the neighbouring dwelling to the north which is currently a bungalow. Following a site visit it was noted that one ground floor window serving a study was in place at No 44 at ground floor level along the south side elevation which has the potential to be impacted as a result of the alteration in roof form at No 46 and the increased ridge height. Although the window has the potential to be impacted it is acknowledged that the current view from it is onto the flank wall of No 46 and therefore the proposed works would not alter this existing outlook significantly. The increased ridge height does have the potential to cause shadowing to the window but the roof form is hipped from the rear which would reduce this partially and due to the room not having a primary use for the occupants such as a lounge or kitchen, the impact caused is considered to be limited. As the hip to gable development can be carried out without planning permission the increased ridge height is the consideration for this impact, however, it is not considered to be a significant enough addition to the height of the dwellinghouse that would warrant a refusal of planning permission. Coupled with no objection being made by No 44 the impact caused is considered to be limited and acceptable.
- 7.9 The works proposed to No 46 has the potential to impact the neighbouring dwelling to the south No 48 Kings Road. Following a site visit it was noted that no ground floor windows are present in the north side elevation of the neighbouring dwellinghouse and due to No 46 being to the north of No 48 light levels reaching the neighbouring dwellinghouse are considered to not be significantly impacted as a result. A window as existing on the south elevation at ground floor on No 46 is proposed to be reduced in size with another positioned to the east of the dwellinghouse at ground floor. Due to the sufficient screening in place between the neighbouring dwellings and that the window would look onto this and the flank wall of No 48 it is considered that, on balance, that significant over-looking would not occur as a result of the development and the works can be considered to be acceptable.

7.10 A balcony is proposed to be installed at first floor level which would permit a step out to the rear from No 46 by approximately 1m. Although any balcony has the potential to cause over-looking to the adjacent neighbours this balcony is considered to be modest in size at approximately 3.2m wide and is proposed to be positioned centrally within the roofspace and therefore adequately away from the shared curtilage boundary to the north by approximately 4m and to the south curtilage boundary by approximately 4.5m which would reduce the element of over-looking caused as a result. It is also noted that high level screening is in place to the south in particular and is also present to the north boundary towards the east end of the boundary. Although this would not remove the impact completely, it would reduce it further again. The existing dwellinghouse has a dormer in place in the rear roof space with a window which causes an element of over-looking already. The addition of the modest balcony depth from the existing window is considered to not cause a significant additional impact of over-looking which coupled with the distances the balcony shall be set away from the neighbouring dwellings is considered to result in a limited impact. Due to the assessment above and that no objections have been made against the proposal by the neighbouring dwellings it is considered that, on balance, that the works would not warrant the requirement for additional screening to the balcony and would result in a limited and acceptable impact. Following a site visit it was noted that No 48 to the south had a similar step out balcony.

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 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.

(iv) Parking

7.12 The works proposed shall extend the existing bedrooms in place at first floor and shall not result in an additional amount of bedrooms. As such, there is no requirement for the parking provision at No 46 to be increased and the development is considered to accord with the Boroughs Parking SPD.

(v) Flooding

7.13 The application site falls into flood zone 1 however as the works do not propose to increase the overall footprint of No 46 no further information is considered to be required and the development is considered to be acceptable.

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/18/00142 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan: Drawing No 17115-1010

Proposed Floor Plan: Drawing No 17115-402A

Proposed Elevations Plan: Drawing No 17115-502A

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials shall be as outlined in the application form 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.