
Site Address:	5 Barn Close, Emsworth, PO10 7LJ		
Proposal:	Proposed extension to existing front box dormer.		
Application No:	APP/16/01281	Expiry Date:	07/02/2017
Applicant:	Mrs Ingram		
Agent:	Mrs Parker	Case Officer:	Harriet Pitney
	Bespoke Architects		
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached chalet style bungalow located on the eastern side of Barn Close. The property comprises elevations of brick construction with a concrete tiled pitched roof and UPVC white fenestration.

The site is relatively level with open vehicular access to the front driveway and garage to the rear of the property. A flat roof box dormer currently exists to the front of the property.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar age and style albeit slightly varied in terms of design.

2 Planning History

None relevant.

3 Proposal

This application is for the proposed extension to the existing front box 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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required for this application.

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

Summary: No representations received.

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 to be acceptable in principle subject to the usual development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 There are a number of properties within the streetscene of Barn Close that have been extended previously with front dormers similar to the proposal (specifically the adjacent neighbouring property to the north No. 3 Barn Close). On this basis, a precedent has been set within the immediate locality for this type of extension to the roof.

7.4 Whilst the proposal is visible from the streetscene, given the other examples evident within the immediate locality, the scale, siting and design of the proposal is considered to reflect the existing character of the streetscene and therefore accords with the principles and objectives of the Havant Borough Council Design Guide and Policy CS16 of the Havant Borough Council Core Strategy.

(iii) Effect on neighbouring properties

7.5 It is not considered that the enlargement of the box dormer to the front elevation would have any additional impact on the occupiers of the adjacent neighbouring properties or those properties immediately opposite or result in any additional overlooking/loss of privacy by the additional windows proposed within the first floor level of the property. Furthermore, the application site is well screened by a mature street tree which partially screens the development to prevent any additional overlooking on those properties immediately opposite.

7.6 As a result, the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Council Core Strategy.

7.7 It is noted that no letters of objection were received in relation to this application.

8 Conclusion

8.1 The scale, siting and design of the proposal is considered to be acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01281 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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location and site plan (Drawing: OS)- received 13th December 2016
Existing ground and first floor plan (Drawing: S01)- received 13th December 2016
Existing elevations (Drawing: S02)- received 13th December 2016
Existing (part-floor) first floor plan (Drawing: S02)- received 13th December 2016
Proposed (part-floor) first floor plan (Drawing: PL01A)- received 13th December 2016
Proposed elevations (Drawing: PL02A)- received 13th December 2016
Reason: - To ensure provision of a satisfactory development.