

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)

Emsworth Neighbourhood Plan Post Examination Version 2020
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

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

5 Statutory and Non Statutory Consultations

Councillor Grainne Rason
No comments received.

Councillor Lulu Bowerman
No comments received.

Councillor R Kennett
No comments received.

Emsworth Residents Forum
No comments 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 comprises a hip to gable roof extension, with an increase in ridge height by 400mm. There would be two proposed front dormers serving the stairs and bedroom 2. There are 6 proposed roof lights to the rear of the property. The proposed dormer windows would have a timber cladding finish. The design of the front dormers are in accordance with the requirements set out in the Council's Design SPD. There would be one window installed on the first floor of the north elevation and glazing with a Juliet Balcony installed on the first floor of the south elevation. There have been two previous planning permissions granted at the application site, with the permission granted under application reference APP/19/01222 for a similar hip to gable enlargement as proposed. The proposed roof alterations would be visible to the street scene. The proposed roof would consist of slate tiles to replace the existing clay tiles. The materials are considered appropriate and not lead to any harmful impacts on the character of the area. The design of the proposal is considered appropriate.

7.4 The proposal would also include an extension to the existing garage, extending the east elevation wall forward by approximately 1 metre to sit level with the front elevation. This area would facilitate an office with a garage space to the rear. To the north of the dwelling house, there would be a car port with storage area. There would be a log burner installed in the dining room, with a flue installed on the front elevation, for which there is a permitted development fallback position. The external materials on the elevations would comprise light coloured render, with feature vertical timber cladding to the porch area. The proposed ground floor extension and car port are considered to be modest in scale and appropriate in design. It was noted on a site visit that there is a range of materials in the locality of the property, including light coloured render. It is therefore considered that the materials are would not lead to any harmful impacts to the character of the area.

7.5 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

- 7.6 To the south of the application site is no. 54 Kings Road which is a bungalow. On the north elevation of the property is a front door with one window serving a kitchen area and one window serving a bedroom. The distance between the first floor window and Juliet balcony on the south elevation and the ground floor windows at the neighbouring property is approximately 3 metres less than the back to back requirement that is set out in the Design SPD. When on a site visit, it was considered that the detached garage at no. 54 would largely screen any potential overlooking to the bedroom window. It is considered that the main kitchen area is not located at the window. Whilst it is acknowledged that there may be a degree of overlooking to the kitchen area, due to the size of the kitchen window, it is considered to not be unacceptably adverse. The neighbour has not raised any objection to the proposal. The proposal is considered to not lead to unacceptable impacts in terms of loss of outlook or light to the neighbouring property.
- 7.7 To the west of the property is no. 62 Warblington Road. To the east of the neighbouring property is a detached garage. There is a low level boundary wall between the application site and the neighbouring garage. It is considered that the garage at the neighbouring property would largely screen any opportunity for overlooking to the neighbouring property. Due to the approximate 7 metre separation distance to the neighbouring dwellinghouse, it is considered that the proposed works would not lead to any unacceptable impacts to the neighbouring property in terms of loss of light, outlook or privacy.
- 7.8 Due to the separation distance, the proposed works are considered to not lead to any unacceptable impacts in terms of loss of outlook, privacy or light to the properties to the east or north of the site.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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. 10 The proposed changes would take the dwellinghouse to a 4 bedroom property. The Council's Parking SPD requires a minimum provision of 3 car parking spaces to be provided. One space would be provided at the proposed car port, with the other spaces provided on the hardstanding drive area to the front of the property as set out in the Design and Access Statement. It is therefore considered that the 3 parking spaces can be provided.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00067 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:

PROPOSED PLANS, ELEVATIONS SECTIONS, SITE BLOCK PLAN &
LOCATION PLAN - 23010 - 02
DESIGN AND ACCESS STATEMENT

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, 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.