
Site Address:	18 Beach Road, Emsworth, PO10 7JS		
Proposal:	Replacement dormer and elevational alterations.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00906	Expiry Date:	09/11/2022
Applicant:	Mr Vinnicombe		
Agent:	Mr B Hoolahan	Case Officer:	Joseph Toole
	Brian Hoolahan RIBA		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

18 Beach Road, Emsworth, is a two storey semi detached property located to the east side of Beach Road. The property comprises of brickwork, white PVCU and concrete roof tiles.

The property is located within a residential area which consists of a mixture of detached and semi detached properties. A number of properties in the locality feature roof additions such as dormers, in addition to the application site.

2 Planning History

02/52239/002 - Single storey rear extension., PERM,23/07/2002

3 Proposal

The proposal would involve the replacement of the existing pitched roof side dormer with a new flat roof dormer and replacing the existing pitched roof rear extension to a flat roof. There would also be fenestration alterations.

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

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 Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

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: 8

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 The proposed dormer would have zinc standing seam cladding. Although this material does not match any of the existing property, in colour and tone it is considered to blend into the existing roof, and it is not considered the use of this material would have a negative impact upon the character of the area.

- 7.4 The proposed dormer would be partly visible from the street scene. Following receipt of amended plans during the course of the application its design is such that it would lie below the ridge of the property and clearly above the eaves; thus it is considered to appear subservient within the roof space and in accordance with the design guidance set out in the Borough Design Guide SPD. It is worth noting No.20 Beach Road to the south has a dormer of similar size to that proposed here. The replacement roof of the rear extension is not considered to have an adverse impact upon 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would conserve the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.6 On the south side facing the shared boundary with No.20 Beach Road there would be new windows within the existing property facing out onto the side wall of No.20. This is not considered to be materially different than the views already created, and such works could be carried out without the need for an express permission utilising the property's permitted development rights. Within the proposed dormer there would be a new window in the bathroom facing the neighbour's dormer. As this window can be expected to be obscurely glazed it is not considered to cause harmful overlooking. This has been conditioned to this effect. Due to the size of the proposed dormer it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. There would also be new windows within the rear extension. Due to the existing screening it is not considered to cause harmful overlooking to No.20.
- 7.7 To the rear there would be new doors within the rear extension facing out onto the rear garden. Due to the existing screening it is not considered to cause harmful overlooking to any surrounding properties.
- 7.8 Consequently, it is considered that the proposal will not 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00906 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 Plan

Block Plan - 4 PL1

Site and Location Plan - 4 PL1

Proposed Ground, First and Second Floor Plans - B21120/5 PL6

Proposed Elevations and Sections - B21120/6 PL6

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, prior to first occupation of the dormer hereby permitted the window serving the bathroom in the second floor on the south elevation facing No.20 Beach Road shall be:

(i) fitted with obscure glass, which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent); and

(ii) shall be non opening below 1.7 metres in height above the finished floor level of that room.

The window shall be 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.