
Site Address: 7 Shearer Close, Havant, PO9 4BT
Proposal: Construction of single storey side extension, dormer to rear roofslope and rooflight to front roofslope.
Application Type: Full Planning Permission
Application No: APP/24/00249 Expiry Date: 30/05/2024
Applicant: Mr Plomer
Agent: Loretta Taylor Case Officer: Ikrame Essalih
Thorns - Young Ltd
Ward: Barncroft - Expired

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 7 Shearer Close, Havant is semi-detached two-storey dwellinghouse with detached pitched roof garage, constructed in Old English mixture rustic yellow brick with elements of dark blue/grey cladding at front elevation and a gabled brown tile roof. The front elevation comprises a canopy porch at the entrance door, a wall dormer and a timber gate connecting the main residence and the detached garage and allowing access to the rear garden.
- 1.2 The dwellinghouse benefits from a multi-levelled rear garden with paved and retained grass areas defined through steps and low brick walls being part of the rear area landscape design features. The rear garden also comprises a rear conservatory and a pitched roof timber outbuilding to the furthest rear on the east. It is noted that the property is sited on a lower level compared to the properties at the rear.
- 1.3 The detached garage at the front would allow one car parking space while the front area contains a driveway in tarmac, a gravelled area, a paved area leading to the entrance and a retained grass area.
- 1.4 The surrounding area is mainly residential in character with properties of similar design and height.

2 Planning History

APP/12/00907 - Removal of Condition 16 of Planning Permission 08/61332/004 relating to removal of play equipment., PERM,28/11/2012

APP/16/00249 - Loft conversion with rear dormer., PERM,10/05/2016

APP/19/01049 - Proposed outbuilding., PERM,27/11/2019

3 Proposal

- 3.1 This proposal comprises multiple works including the construction of flat roof single storey side extension between the main residence and the detached garage, a dormer to the rear roof slope to create accommodation at roof space and a rooflight at the front roof slope.
- 3.2 It is noted that the rear dormer would normally be considered Permitted Development, however further to a search in planning history of the site, it has been confirmed that PD rights have been removed under planning permission 08/61332/004. Previous to this planning application, a rear dormer have been approved under planning permission APP/16/00249. Part of this proposal is a proposed enlargement scheme for the rear 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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Pamela Crellin - Barncroft

No comments received.

Councillor Yvonne Weeks - Barncroft

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	N/A

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 matters

(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 proposed development involves multiple works. The proposal consists of the construction of a flat roof side extension of a trapezoid shape to be located at the north side of the main dwellinghouse between the main residence and the detached garage. the extension would be of approximately 2.9 metres of overall height, while it would be set back by approximately 2.4 metres from the front building line, leaving an approximately 1 metre wide corridor to access the rear garden and with a flat roof to minimise the impact and the visibility from the neighbouring properties and public realm. this would result in a subservient appearance concurring with the Havant Borough Design Guide. The side extension would be built in bricks and materials matching the existing ones at the main house, with a rooflight and a bi-fold door serving the new kitchen area. These works are considered to be in keeping with the main dwellinghouse and would not adversely impact the character of the area.

- 7.4 The proposed works would also result in creating accommodation in the roof space for a new bedroom and ensuite to be served respectively by the proposed rear dormer and the proposed rooflight at the front roofslope. The proposed dormer would have a flat roof and would be sited at approximately 500 mm from the roof ridge and 400 mm from the bottom roof edge with approximately 21.5 cubic metres. Although the rear dormer window is not a common feature within the area, it is noted that the rear roof slope would not be readily visible from the streetscene. Furthermore, considering the design, sitting and dimensions of the proposed dormer as part of the overall proposed development including the flat roof side extension, it is deemed that the overall proposed appearance of the dwellinghouse at the rear would have a balance between pitched and flat roof features while having matching materials to the existing ones at the property. Therefore it is considered that the proposed dormer located at the rear would not appear out of context and would have a limited and acceptable impact on the character of the dwellinghouse and the area
- 7.5 The proposed front rooflight would be small in scale and protruding by approximately 125 mm beyond the plane of the original roof's slope. Therefore, although visible from the public realm, it is considered that the impact on the streetscene would be limited and acceptable.
- 7.6 The design, mass and appearance of the side extension, rear dormer and front rooflight are deemed appropriate, and would result in a limited and acceptable impact on the character of the main house and the area, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy 2011) and Havant Borough Design Guide SPD. It is considered that the scheme would not result in an adverse impact on the streetscene and the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 The extension would be constructed on the north side of the main residence. By dint of the existing external pitched roof garage to the north side of the application site and the angled position of the existing build, the proposed flat roof extension would be mainly screened from the south, north and partially from the east side. The proposed dormer would be located at the rear therefore, it would be screened from the properties at the west side.
- 7.8 To the south side, the adjoining property at No.9 Shearer Close is a two-storey dwellinghouse of similar design and height to the property subject of this application. Although the side extension would be entirely screened and therefore would have no impact on this neighbouring property, it is considered that this neighbouring house would be the closest to the rear dormer. Considering that there would be no side windows within the proposed dormer and considering its size and position within the roof space, it is deemed that this proposal would not result in harmful overbearing, loss of light or privacy to the adjacent property at No. 9. Therefore, the visual impact would be limited and acceptable.

- 7.9 To the north side, the adjacent property at No.5 Shearer Close is a two-storey dwellinghouse with an external garage adjoining the detached garage at the application site. Considering that the combined pitched roof of the two garages as well as the angled position of the two sites vis-à-vis their boundaries, it is deemed that proposed extension would not result in adverse impact to this neighbouring property. As in regard to the proposed rear dormer, it is considered that due to the absence of side windows and the position of the dormer as well as the separating distance of approximately 14.5 metres, the impact of the proposal would be limited and acceptable.
- 7.10 To the east side, the side extension and rear dormer would be visible from the properties located at the rear of the application site. Taking into consideration the lower siting of the side extension as well as the main residence, the angled position of the dwellinghouse vis-à-vis the terraced dwellinghouses located at the rear and fronting Mary Rose Close, it is considered that the effect of the extension would be marginal while the effect of the rear dormer would be minimised. Furthermore, the extension would be located at approximately 21 metres and the rear dormer would be located at approximately 24 metres from the closest residential property while the rear window would be at an angle of 22 degrees, albeit it is considered that the overlooking level would not be materially different from the existing one. Consequently, it is deemed that the proposal would result in a limited and acceptable impact to the neighbouring properties on this side.
- 7.11 In regard to the proposed rooflight at the front, by dint of the protruding distance from the roof slope and the modest scale as well as the separating distance of approximately 18.5 metres from the neighbouring properties fronting the application site, it is considered that there would be no adverse impact resulting from this proposal on the neighbouring properties.
- 7.12 Considering all of the above, the proposal does not appear overbearing or leading to overshadowing, loss of light, loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent amenities and the neighbouring properties, 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 matters

- 7.13 The property has three existing bedrooms at first floor level. The proposal would result in a additional bedroom at roof space, thus three car parking spaces would be required on site in accordance with the Council's Residential Parking Standards. The parking plan show that the front area of the property would be sufficient to provide two car parking spaces within the existing paved area, in addition to the garage. Therefore, the current and the proposed provision of car parking spaces would meet the requirements of Havant Borough Council Parking Standards SPD and Policy DM13 of the Havant Borough Core Strategy (2011).

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/24/00249, 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 - Uploaded 04/04/2024

PROPOSED BLOCK PLAN - Uploaded 04/04/2024

8039.24.1 EXISTING FLOOR PLANS AND ELEVATIONS - Uploaded 04/04/2024

8039.24.2 PROPOSED FLOOR PLANS AND ELEVATIONS - Uploaded 04/04/2024

PARKING PLAN - Uploaded 08/04/2024

Reason: To ensure provision of a satisfactory development.

- 3 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.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.