

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/24/00638

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Rear extension, alterations to roof with rear dormer.

SITE ADDRESS: 17 Valetta Park, Emsworth, PO10 7HJ

AGENT DETAILS: Mr D Treagus
Derek Treagus Associates

APPLICANT DETAILS: Mr H Pead

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 16/10/2024

RECOMMENDATION: GRANT PERMISSION

1 Site Description

17 Valetta Park, Emsworth, is a detached bungalow constructed with brown face brick work with a tiled roof. The property has a single storey flat roof integral garage located to the front northern elevation. The rear of the property is laid to lawn with a modest size garden with 1.8m fencing to all rear and rear side boundaries. The frontage of the property has a dropped kerb access and block paving leading to the existing garage with a laid to lawn frontage adjacent. The boundary treatment to the front consists of a dwarf boundary brick wall to the front and front side boundaries.

2 Planning History

None relevant.

3 Proposal

Rear extension, alterations to roof with 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)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist, Tree Team

There don't appear to be any trees to cause constraints to this application as such I raise no objection.

Emsworth Residents Forum

No comments received.

Hampshire Highways - Original Comments

The applicant seeks to provide an additional vehicular crossover to the site to facilitate an in and out arrangement with additional off-street parking. There is a precedent for vehicle crossovers on Valetta Park, which is a cul-de-sac with assumed low vehicle speeds and therefore the proposal is acceptable in principle.

The applicant should provide vehicle tracking to demonstrate the ability for vehicles to enter the site and leave in a forward gear.

Whilst the principle of the dropped kerb may be acceptable the applicants are reminded that subject to any planning permission that may ultimately be granted by the Local Planning Authority, a subsequent permission will need to be granted by HCC as Highways Authority to undertake the dropped kerb works on the highway. Details of this procedure can be found via the following link:

<https://www.hants.gov.uk/transport/parking/droppedkerbs>

Recommendation

Having regard to the above, there is insufficient information for the Highway Authority to provide comments on this planning application. Further comments will be provided upon receipt of the above requested information

Hampshire Highways - Final Comments

I refer to a further consultation relating to the above application and would make the following comments.

A revised layout drawing has now been submitted referenced 24/392/002 Rev C and this now proposes the site access remaining as currently provided which safeguards the highway tree and amends the parking layout which is acceptable in access and layout terms. The Planning Authority, as Local Parking Authority, will consider whether the parking numbers meet the requirements of the Adopted Parking Standards.

Having regards to the above comments the Highway Authority would recommend - No objection subject to following condition:

PARKING PROVISION

Before use of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason - To ensure adequate on-site car parking provision for the approved

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: 4

4 Objections received. A summary of objections below:

Concerns regarding overlooking and devaluation of property

Officer Comment: Overlooking concerns addressed within Section 7 of report.
Devaluation of property is not a planning consideration.

Concerns regarding new dropped kerb access and the reduction of on street parking it would create.

Officer Comment: Amended plans have been submitted removing the second access and dropped kerb.

Concerns regarding loss of pavement and verge as well as damaging the tree on the verge from the new proposed access

Officer Comment: Amended plans have been submitted removing the second access and dropped kerb.

Following receipt of amended plans extending the existing driveway and dropped kerb access.

Concerns regarding extending the existing dropped kerb access and the reduction of on street parking it would create.

Officer Comment: Amended plans have been submitted removing the extension of the existing dropped kerb.

Concerns regarding loss of pavement and verge as well as damaging the tree on the verge from the new proposed access

Officer Comment: Amended plans have been submitted removing the extension of the existing dropped kerb.

Concerns regarding the frontage of the property being able to accommodate the parking required.

Officer Comment: See Section 7 of the officers report.

No further concerns received following amended plans removing the extension to the dropped kerb.

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) Biodiversity Net Gain (BNG)
- (v) Parking Implications

- (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 relates to alterations to the existing roof to create additional habitable accommodation within the roof. The proposal seeks to alter the existing roof by raising the highest part of the existing roof ridge by 0.2m, altering the roof design to a half hipped roof design which extends the roof over the existing single storey garage to the northern elevation. A flat roof dormer is proposed to the rear elevation to serve a study, en suite and master bedroom. 3No. roof lights are proposed to the front roof slope elevation. The materials proposed would be similar in appearance to those on the existing dwelling. Due to the different designs of properties within the streetscene of Valetta Park, the application site being located adjacent two storey dwelling houses, it is considered that the proposed roof alterations would not create a harmful impact on the character or visual amenity of the streetscene.
- 7.4 The second element of the proposal is for the erection of a single storey flat roofed rear extension. The proposed rear extension would have a depth of 3.65m spanning approximately 6.75m before reducing in depth by 0.8m spanning a further 4.8m before reducing in depth 2.4m attaching to the southern rear elevation, the proposal would have a maximum height of 3m. The materials to be used in the construction would be facebrick to match the existing property. Due to the location at the rear of the property it would not be readily visible from the streetscene. It is therefore considered that the proposed rear extension would not have a harmful impact upon the character of visual amenity of the streetscene.
- 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 Due to the distances to the neighbouring properties to the front it is not considered that the proposed roof alterations would have a harmful impact upon the neighboring properties to the front. Any impact upon these neighbouring properties would be considered minimal and acceptable.
- 7.7 The proposed rear extension would have a minimum distance of 13.5m to the rear boundary and a further minimum distance of 23.5m to the rear facing elevation of the neighbouring properties to the rear (Nos. 5 & 7 Clovelly Road). Its not considered that the proposed extension would have a harmful impact upon these neighbouring properties and would not appear overbearing or lead to a loss of light, outlook or privacy. It is therefore considered the prosed impact from the extension upon these neighbouring properties would be minimal and acceptable.
- 7.8 The proposed roof alterations and rear dormer would have a distance of approximately 37.5m to the rear facing elevations of the neighbouring properties to the rear. The proposed rear dormer complies with the 20m separation distance between the dormer and rear facing elevation of the neighbouring properties to the rear, therefore complying with the The Havant Borough Design Guide SPD which states:

"In order to maintain a reasonable relationship between new dwellings and neighbouring properties, the following minimum distances should apply:

- *Where windows of the new development and an existing dwelling occur back-to-back*

there should be a minimum of 20 metres separation."

It is therefore considered the proposed rear dormer and roof alterations would have a limited and acceptable impact upon the neighbouring properties located to the rear.

- 7.9 The proposed rear extension would have a 1m distance to the shared northern boundary and a 3m distance to the rear facing elevation of the neighbouring property to the north (No. 19 Valetta Park). No windows or doors are proposed within the northern side facing elevation of the extension. The proposed extension would be partially screened by the 1.8m close boarded wooden fencing along this shared boundary. It is not considered that the proposed extension would have a harmful impact upon this neighboring and would not appear overbearing or lead to a loss of light, outlook or privacy. It is therefore considered any impact would be minimal and acceptable.
- 7.10 Whilst the proposed rear dormer windows could result in an increased perception of overlooking, the neighbouring property to the north is two storey in height and have windows at first floor level so the relationship would be similar. As such, it is not considered that there would be undue overlooking and loss of privacy as a result of the development with any impact considered limited and acceptable.
- 7.11 The proposed rear extension would have a 1m distance to the shared southern boundary and a 5m distance to the rear facing elevation of the neighbouring property to the south (No.15 Valetta Park). No windows or doors are proposed within the southern side facing elevation of the extension. The proposed extension would be partially screened by the 1.8m close boarded wooden fencing along this shared boundary. It is not considered that the proposed extension would have a harmful impact upon this neighboring and would not appear overbearing or lead to a loss of light, outlook or privacy. It is therefore considered any impact would be minimal and acceptable.
- 7.12 Whilst the proposed rear dormer windows could result in an increased perception of overlooking. The dormer windows would look out onto the rear garden area and not directly onto the rear patio directly adjacent the rear southern elevation. As such, it is not considered that there would be undue overlooking and loss of privacy as a result of the development with any impact considered limited and acceptable.
- 7.13 The proposal would also result in an increased mass and bulk to the two side elevations including barn hipped rather than hipped roof forms and the extension over the side garage. There would be no first floor side windows. Whilst there would be an increase in built form when viewed from No.15 to the south, it is not considered that this would result in an unacceptable or overbearing relationship. The orientation of the extension to the north would also reduce any impact on light. The property to the north No.19 is a two storey house with a blank flank wall facing the application site. The rear elevation of No.19 is in a similar position to the main rear elevation of the application site. It is not considered that the proposal would result in an unacceptable relationship in terms of overbearing or loss of light.
- 7.14 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).

(iv) Biodiversity Net Gain (BNG)

- 7.15 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Parking Implications

- 7.16 The proposed development would result in the increase in the number of bedrooms from 2 to potentially 4 bedrooms if the study within the loft space was to be converted. 3 car parking spaces would be required according to the Havant Borough Car Parking SPD. The proposed site plan provided has shown that 3No. spaces (include the garage as 1No. space) can be accommodated within the frontage of the site. Therefore, the proposed development is in accordance with the Havant Borough Car Parking SPD.

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.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00638 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 Proposed Site Plan Drawing No. 24/392/02 Rev C - Received 19 November 2024
Proposed Elevations Drawing No. 24/392/05 Rev A - Received 02 October 2024
Proposed Ground Floor Plan Drawing No. 24/392/03 - Received 21 August 2024
Proposed First Floor Plan Drawing No. 24/392/04 Rev A - Received 02 October 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 extensions hereby approved shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: To ensure adequate on-site car parking provision for the approved development and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

