
Site Address: 109 Havant Road, Emsworth, PO10 7LF
Proposal: Proposed single-storey rear extension, proposed rear facing first floor dormer window, with internal alterations to both floors.
Application Type: Full Planning Permission
Application No: APP/24/00110 Expiry Date: 09/04/2024
Applicant: Mr & Mrs Coleman
Agent: Mr Hinton Case Officer: Josephine Lacey
 Corinthian Architectural Design
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

109 Havant Road, Emsworth, is a detached chalet bungalow. The elevations are brick and the roof is clay tiled and pitched with east-west gables. The windows are uPVC and there is a white garage and a porch built into the front elevation. The roof of the porch is pitched, as are the dormer windows on the front elevation. The frontage comprises a grass lawn area and driveway, with several trees and bushes adjacent the front boundary fence, which stands at around 1.8m. To the rear are three windows and a set of French doors. There are 5 roof lights within this elevation. The rear garden is large, at a length of 15m and a width of 15.5m. The neighbouring property No.111 Havant Road is of similar design, though the neighbouring property No.107 Havant Road is a two-storey house of different design and scale.

2 Planning History

09/52165/000 - Removal of existing front flat roofed dormer and addition of 2No. front pitched roof dormers. , PERM,24/08/2009

APP/15/00335 - Retention of a 1.8m fence and gate to front of property., PERM,27/05/2015

3 Proposal

Proposed single-storey rear extension, proposed rear facing first floor dormer window, with internal alterations to both floors.

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)

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

5 Statutory and Non Statutory Consultations

Councillor Grainne Rason

No comment received.

Councillor Lulu Bowerman

No comment received.

Councillor R Kennett

No comment received.

Emsworth Residents Forum

No comment 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The first floor dormer window is of concern: the window size is too big for the room and the window completely [redacted]. We would ask for the window size to be reduced and for the glazing to be obscured. This has been discussed with the owners of 107 who are sensitive to the issue and in the main, understand and agree.	The proposed dormer window is not considered to be too large for the setting and is therefore not required to be reduced.

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 acceptable in principle subject to development management criteria.

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

7.3 The proposal is for a rear dormer window and single-storey rear extension. The proposed dormer would be 4.2m deep when measured along the side elevation of the sloping flat roof, and 3.8m wide. The eaves height of the rear dormer would be 1.8m. The rear extension would be 2.8m high at a depth of 8.1m when measured from the rear elevation to the northern edge of the proposed bay window. The width would be 6m with the bay window at the rear at a width of 2.6m and a height of 2m. Regarding the rear extension, the proposed external walls would be finished with render, the roof would be flat grey composite covering, and the windows would be white uPVC. The proposed dormer window would have a low pitch roof and clay tiles to match existing. There would be new aluminium sliding doors to the rear extension which extend 5.9m along the east side elevation. There would additionally be a new door within the west side elevation facilitating access the new utility room. As the proposed development is to the rear, there would not be an impact on the streetscene, but the proposed development in terms of materials and scale is considered appropriate in context to the main dwelling.

7.4 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

7.5 To the east of the site is No.107 Havant Road. This dwelling is approximately 3.8m from the proposed dormer window and 9.3m from the proposed rear extension. These distances indicate little to no risk in terms of being overbearing or loss of light or outlook. In terms of privacy, the dormer would face directly down the application sites own garden, any overlooking to No.107 would be at an angle and whilst there would be some degree of opportunity for overlooking into the rear garden, this would not be sufficient to warrant a refusal of planning permission. The context that the proposed dormer window would exist within is considered acceptable and common within neighbourhoods within this type of setting. Therefore, the proposal is not considered to cause a demonstrable or harmful loss of privacy, light or outlook to this neighbouring dwelling, and it is not considered overbearing.

7.6 To the west is No. 111 Havant Road. This dwelling is approximately 2.1m from the

proposed rear extension. There is an existing fence between the rear gardens of these properties, which is approximately 2.1m high. The proposed rear extension would extend by approximately 0.7m above the boundary fence, but is not immediately adjacent the fence. There is approximately 0.9m between the proposed extension and the fence. A 45 degree angle measurement has been undertaken and it is considered that the proposal would not cause harmful loss of light to the rear rooms within this neighbouring dwelling. It is not considered that within this context the proposal would cause a demonstrable loss of light, outlook or privacy to this neighbouring property, and it is not considered overbearing.

- 7.7 To the rear is the rear garden of No.6 Selangor Avenue, to which the boundary is approximately 7.8m from the rear of the proposed rear extension, and over 15m from the rear elevation. Due to this distance, the proposal is not considered to cause potential for loss of light, privacy or outlook to this neighbouring dwelling. It is not considered to be overbearing.
- 7.8 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).

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/24/00110 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 SITE PLAN

Drawing No. 001 EXISTING AND PROPOSED GROUND FLOOR PLANS

Drawing No. 002 PROPOSED FIRST FLOOR PLAN

Drawing No. 003 EXISTING AND PROPOSED ROOF PLANS

Drawing No. 004 Rev A EXISTING AND PROPOSED ELEVATIONS

Drawing No. 005 Rev A EXISTING PROPOSED ELEVATIONS

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.