

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**

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: 23

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I am concerned that the building is clearly taking on more people living there. What provisions are there regarding off-road parking? That part of Southleigh Road is a bottle-neck to traffic due to people parking to use the local store. My fear is that this will be made worse.	Noted, see section 7.
The building is being doubled in height and will add another building that overlooks the north side[redacted]. I would be interested to know whether or nor trees will be cut down or if they will be ordered to remain in place thus lessening the impact of a sudden	The building will not be doubled in height, and will increase in height by 1.8m; albeit that a full first floor is being added. The impact on properties to the north is considered at Section 7 below. The trees within the boundary are not TPO

change in the height of the houses to [redacted].	trees.
I have seen the amended application. My concerns regarding a precedent being set leading to many more bungalows being converted into two storey houses remains. I acknowledge that the housing crisis has led to the increase in applications and change is necessary. The view from the upstairs windows are a concern hence my only observation being that the trees in the area remain limiting the view of a taller building. I remain neutral regarding this application but wish the applicant good wishes on their endeavours.	This is considered acceptable in the context of this road due to the varied streetscene; there are already multiple two storey dwellings. Please see section 7. To the front and rear, there are no properties that would be at risk from overlooking. Please see section 7.

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
- (v) CIL

(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 single storey rear extension, a first floor extension and front porch. The proposed rear extension would extend from the rear of the dwellinghouse by approximately 5.7m at a width of 8.8m. The roof of the extension would be hipped with a flat top. There would be 6.6m wide sliding doors on the rear elevation and a 1m wide window on the east elevation. The overall height of the dwelling would be increased by 1.8m to facilitate the first floor extension. There would be two first floor windows on the front elevation, three on the rear elevation and one on each side elevation. The first floor window on the east side would be obscure-glazed. The roof would be hipped. The proposed pitch-roofed porch would be 2.8m wide and project from the front elevation by 1.2m at a height of 2.9m.

7.4 To the ground floor, the proposed materials are brick and quoin detailing to the corners of the dwellinghouse, with uPVC windows and doors. To the first floor, the proposed materials are render and quoin detailing to the corners with uPVC windows. The main, extension and porch roofs would be slate, with a single ply flat roof on top

of the proposed rear extension.

- 7.5 The design is in keeping with other dwellinghouses within the streetscene. The street is varied, with some bungalows and some two-storey dwellings on either side of the road. The closest example of a similar style of dwelling is no.616 Southleigh Road, which is a similar height and has similar materials to the proposed development with regards to the mix of brick, render and quoin detailing. The roof of this dwelling is also hipped. It is therefore considered that the design and appearance of the proposal is in keeping within this context.
- 7.6 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

- 7.7 To the east is 624 Southleigh Road. This dwelling is approximately 4m from the proposal. There may be some additional limited and acceptable overshadowing due to the 1.8m increase in height of the dwelling resulting from the proposal, however, as the proposed roof is hipped, this is not likely to be detrimental to the amount of light reaching the two small windows on the west elevation of this neighbouring dwelling. In terms of privacy, the proposed windows on both floors of the east elevation would be obscure glazed, which would not lead to a loss of privacy. The proposed rear extension would not be overbearing on this property, as the garage already lies close to the boundary of this property and there would be approximately 2.3m between the boundary and the proposed rear extension. In conclusion, the proposal would not cause a demonstrable loss of light, privacy or outlook to this neighbouring dwelling and it is not considered to be overbearing.
- 7.8 To the west is no.620 Southleigh Road. This dwelling is approximately 1m from the proposal, though there is a garage on this neighbouring property in between the habitable rooms and the proposal. There is a Velux window within the roof of this neighbouring dwelling on the east elevation facing the proposal, though due to the height and angle of this window, there will not be a significant loss of light impacting on this from the proposal. There would be one small window facing this property within the first floor, and one in the ground floor. A condition has been applied to this permission to require the first floor window within this elevation to be obscure-glazed and non-opening from 1.7m FFL. The proposed rear extension would be close to the boundary of this property, though the existing rear extension is already close to the boundary, and the rear elevation would not extend significantly past the rear elevation of this neighbouring dwelling. The roof of the dwellinghouse and extension are hipped, which further decrease risk of the development from appearing overbearing. In conclusion, the proposal would not cause a demonstrable loss of light, privacy or outlook to this neighbouring dwelling and it is not considered to be overbearing.
- 7.9 The area of the rear garden of this property is very large in size, and there are no properties immediately to the rear. There is also a 37m separation distance between the proposal and the properties opposite on the north side of Southleigh Road, which is a great enough distance for it to be considered that there would be little to no adverse impact on these properties in terms of privacy, light and outlook, and it is not considered to be overbearing. Whilst the character of the dwelling on the plot will significantly alter as viewed from the north, the varied street scene is such that this change will not be a harmful one.

7.10 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) Parking

7.11 There is sufficient parking on the site for accommodate 2 cars; within the existing garage and on the large driveway. This accords with the requirements for 3 bed dwellinghouses within Havant Borough Council Design SPD and accords with Policy DM13 of the HBLP (Core Strategy).

(v) CIL

7.12 The proposal is CIL liable due to being over 100sq m. The correct forms have been provided, and an extension relief claim form has also been submitted.

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/24/00103 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:

08 Apr 2024	PL.768.24.06.H	AMENDED PROPOSED
ELEVATIONS		
15 Mar 2024	PL.768.24.01 B	AMENDED LOCATION AND
BLOCK PLAN		
15 Mar 2024	PL.768.24.02	AMENDED EXISTING
GROUND FLOOR PLAN		
15 Mar 2024	PL.768.24.03	AMENDED EXISTING
ELEVATIONS		
15 Mar 2024	PL.768.24.04 E	AMENDED PROPOSED
GROUND FLOOR PLAN		
15 Mar 2024	PL.768.24.05 H	AMENDED PROPOSED FIRST
FLOOR PLAN		
15 Mar 2024	PL.768.24.07	AMENDED EXISTING LOFT

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended, or any replacement or re-enactment thereof, prior to first occupation of the extension hereby permitted the windows in the first floor on the west elevation facing west and the east elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and 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.

- 4 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.