
Site Address: 22 West Brook View, Emsworth, PO10 7EZ
Proposal: Erection of a single storey rear extension connecting to existing garage, roof extension to form two gable ends with dormer to rear, rooflights to front and replacement upvc windows
Application Type: Full Planning Permission
Application No: APP/22/01082 Expiry Date: 04/01/2023
Applicant: Mr Hill
Agent: Mr Willment Case Officer: Tina Pickup
 incollective.works
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a relatively new two storey detached dwelling on the Bellway Homes west of Horndean Road and south of Southleigh Road site of 125 dwellings in north Emsworth. Number 22 (plot 88) is located on the western edge of the development such that its front, principal, elevation faces across the private drive serving these westerly dwellings, towards the open space beyond.

The application dwelling is constructed of red brick beneath a hipped red tiled roof. It has a detached single garage set back adjacent its northern side, with parking in front of the garage for at least 4 vehicles. To the rear the garden is enclosed with close boarded fencing and the side flank wall of number 54 faces the rear garden. This elevation is blank. The footprint of the application dwelling includes a recessed corner adjacent the garage.

2 Planning History

APP/14/00547 - Outline planning permission for 125 residential units and a water retention area. All matters reserved except access and levels. Permitted 29/04/2015

APP/17/00358 - Application for approval of matters reserved under outline permission APP/14/00547 (layout, scale, appearance and landscape) for development comprising 125 residential dwellings, associated amenity spaces, access, garages, parking, internal roads, pathways, sustainable urban drainage and associated landscaping in addition to the provision of a water retention area. Approved 16.08.2017

3 Proposal

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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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering/Drainage

None received

Environment Agency

None 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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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

(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. Amended plans have been received during the course of determining this application, correctly showing the proposed roof lights on the floor plans, which are the only light and ventilation to serve bedroom 1.

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

- 7.3 The proposed hip to gable conversion would elongate the ridge line, but it is noted that the house types in the immediate vicinity vary, some with gable ends, including number 20 adjacent. Due to the separation provided by the detached double garage, there would still be sufficient sense of space and skyline about the dwelling to not be overly dominant or bulky to the spatial characteristics of the area.
- 7.4 The proposed rear dormer would be contemporary in appearance, using profiled colour coated metal cladding in Pigmento Red Zinc rather than tile hanging. This colour would blend with the palette of the house and area. It would also barely be visible from any public viewpoint, being set in the recessed part of the roof. The dormer would be appropriately set down from the ridge line and back from the eaves line and side, although would extend across to link with the return roof slope of the rear projection.
- 7.5 The single storey infill rear extension would also have standing seam profiled trim to its flat roof, to match the dormer. Windows and doors are also proposed to be changed to black. In this new residential area this would be the first dwelling to change its window colours to more contemporary dark hues, and it is recognised that the site is in a visually prominent site when viewed from the open space opposite. Nevertheless, over time the estate will mature with changes made to individual properties, and since the area is not a Conservation Area or adjacent any Listed building, then the proposed variation in appearance is not considered harmful to the overall visual amenity of the area.
- 7.6 Overall, the design and appearance of the proposal is deemed appropriate in context to the main building and area, 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 The proposed rear dormer would include a Juliet balcony. But the recessed positioning of the opening, directly opposite the blank gable end of number 54, is such that there would be limited direct overlooking from the opening. There would be a 14m separation to the flank wall of number 54 and this property has a shed close to the shared boundary, such that it offers further protection from any views down into its private amenity area.

- 7.8 Whilst this would be the first roof conversion and introduction of openings at roof height in the new estate, nevertheless over time permitted development dormers are likely to be constructed. It is considered that within this medium density residential area, windows at roof level will not materially harm levels of privacy.
- 7.9 The single storey rear infill extension, linking to the garage, would have no impact on any adjacent neighbour.
- 7.10 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 and to the rear, 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

- 7.11 As an existing 4 bedroom dwelling the site is already served by 4 spaces, which exceeds the minimum requirement of 3 spaces to meet the Parking SPD.

8 Conclusion

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

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01082 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:

Block and Location Plan - Drawing number 080 - PL 10
Proposed Floor plans - Drawing number 080 - PL 12
Proposed Loft Plan - Drawing number 080 - PL 13 Rev A
Existing and Proposed West Elevation - - Drawing number 080 - PL 14
Existing and Proposed South Elevation - - Drawing number 080 - PL 15
Existing and Proposed North Elevation - - Drawing number 080 - PL 16
Existing and Proposed East Elevation - - Drawing number 080 - PL 17
Design and Access Statement by incollective.works dated October 2022

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.