
Site Address: 116 Brook Gardens, Emsworth, PO10 7LL
Proposal: Single storey side extension, extension of existing loft dormer, and change to materials.
Application Type: Full Planning Permission
Application No: APP/22/00208 Expiry Date: 26/04/2022
Applicant: Mr & Mrs Flynn
Agent: Mrs Wells Case Officer: Selina Donophy
Applecore PDM Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached chalet bungalow located on the north side of Brook Gardens, Emsworth and is located on a corner plot where the road forms a cul-de-sac to the north east and continues to the east. This property has a pitched roof with a dormer to the side elevation. There is currently tile hanging to the front first floor gable wall with brickwork to the ground floor level.

2 Planning History

None relevant

3 Proposal

Single storey side extension, extension of existing loft dormer, and change to materials.

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)

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)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

No comment

Councillor Lulu Bowerman

No comment

Councillor R Kennett

No comment

Environmental Health

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2 1 objection 1 support

Comment	Officer Comment
116 Brook gardens does not own in part or whole of this area and rights of use and access solely belongs to 118 Brook Gardens. Please advise on amendment of plan views to reflect this.	Comment noted- red line plan has subsequently been changed.
An appealing design that will fit in well on the road, when compared to current housing stock and other approved plans locally.	Comment noted.

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.

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

- 7.3 This proposal comprises a single storey side extension with dimensions of approximately 2.6 metres width, 2.75 metres height with a flat roof and it would be set back behind the front elevation by approximately 1 metre. The extension would then form an L shape around the north east corner of the property , extending beyond the rear elevation by approximately 2.8 metres. The space would form an open plan living area with a window to the front elevation and bi-fold doors to the rear elevation leading out into the rear garden. In the roof would be three rooflights, one larger and two smaller. Proposed materials include brickwork to the elevations. The extension would come very close to the side boundary and would be more visible from the public realm due to the siting adjacent to the road. Whilst this may be the case, the extension is deemed to be generally modest in appearance, with materials in keeping with the host dwelling. There would be a loss of gap to the boundary however this is not deemed to result in a cramped appearance in this instance as it would be set back from the front elevation and from the entrance to the cul-de-sac.
- 7.4 There is an existing dormer to the east elevation and this is proposed to be extended with a total width of approximately 7.2 metres (the existing dormer is approximately 3.8 metres). This space would create an ensuite bathroom at the rear of the property and allow for extra space in the front bedroom. The dormer would result in a loss of the set back from the front elevation although it is noted the existing dormer is already relatively close to the front elevation. Whilst the dormer would be almost full width it is deemed that the large set down from the ridge and set up from the eaves would allow for the retention of a generally subservient appearance within the roof slope. It is noted that dormers form part of the character of many houses in the immediate vicinity and therefore this proposal is not considered harmful when judged within the context of the host dwelling and the streetscene. The proposed materials have also been altered from the previously proposed light blue cladding replaced with brown cladding to match in appearance the materials used in the immediate 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) as well as policies D1,D2 and D3 of the Emsworth Neighbourhood Plan. 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 To the east of the application site is no 108 Brook Gardens . The proposed dormer window towards the rear would serve an en-suite bathroom and would be high level. In addition there would be a set off distance of approximately 13 metres, as the properties are separated by the road . With the window serving a bathroom and the conservatory at no 108 screening much of the garden, any views back toward this property would be indirect and the impact is deemed to be acceptable.

- 7.7 To the west of the application site is no 118- the proposals would be located on the other side of the property and therefore no impact has been identified. To the northern elevation a deeper window is proposed to serve bedroom, the property to the north is set approximately 31m from 78 Havant Road which is considered an acceptable set off meeting separation distances set out in Havant Borough Design Guide SPD.
- 7.8 A flue would also be added to the side elevation of the property, Environmental Health have not responded as a consultee however this would not rise above the ridge of the dwelling and is therefore not deemed to require planning permission . If smoke were to cause a nuisance in the future, this can be dealt with under separate Environmental Health legislation. Please see informative.
- 7.9 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 to the application site and the properties opposite or 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

- 7.10 There would be no increase in bedroom number and therefore no further parking allocation is required.

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/22/00208

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:

Amended proposed floor plans and elevations Drawing No. PG.6122.21.02
Rev J
Amended block plan uploaded on the 27.04.2022
Amended location plan uploaded on the 27.04.2022

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.