
Site Address:	13 Glenleigh Park, Havant, PO9 2PH		
Proposal:	Proposed roof conversion, including raising of ridge height, new dormers windows and internal alterations.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00338	Expiry Date:	27/05/2022
Applicant:	Mr and Mrs Forshaw	Case Officer:	Tina Pickup
Agent:	Mr Bullen		
	Plum Architects Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached bungalow located on the north side of Glenleigh Park. It is constructed with a brick plinth and render above, beneath a hipped roof of brown concrete tiles. The dwelling has a forward projection with a rounded bay window, and the roof above this is at a lower level and has a half hip. The property is set back from the road with parking for 2 to 3 cars behind a low front boundary wall. The area is generally flat.

Much of Glenleigh Park is characterised by similar style detached bungalows but in the immediate vicinity of the application site there is a more mixed street scene. To the immediate west is a private drive serving a backland two storey dwelling, Glenleigh Cottage, and west again, number 11, is also a two storey dwelling. To the east, number 15 is a chalet style bungalow having a similar forward projection (but its a full gable) and the main ridge is higher than the application site. Number 15 has a first floor side window in close proximity to the shared boundary; it is understood it serves a bedroom.

Overall the ridge heights and styles of detached dwellings providing the context of the site is varied, but all are constructed of a mix of traditional red and brown materials.

2 Planning History

None relevant

3 Proposal

Proposed roof conversion, including raising of ridge height, new dormers windows and internal alterations.

It is proposed to raise the ridge by between 1.6m and 0.9m, with 'double' half hip added to the front elevation and single half hip to the rear. A single pitched roof dormer would be inserted into each side roof slope, as well as 4 roof lights in each roof slope. During the course of determining this application amended plans have been received, clarifying that the roof lights would be set with a minimum cill height of 1.7m above internal floor level and that the dormer window in the west elevation would be obscure glazed. Materials are indicated to match existing.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

None necessary

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Whilst not objecting to a roof conversion being carried out at this property I have strong objections to the current plans. There is a discrepancy on the plans between the Rear North elevation and the 1st. floor plan North Roof line. This will need to be rectified. I feel that the proposed plan is too large in relation to the site size and has the appearance of placing a large box structure on top of a small bungalow. Trying to turn a two bed bungalow into a four bed house. However my main objection to the plan is the total loss of privacy in my property. This is due to the large 1st. floor window on the North elevation. My property is in close proximity to the current bungalow and we are currently not over looked. The proposed plan will bring the 1st. floor which contains the large bedroom window (North elevation) closer to my property. This large window is directly opposite one of my main 1st. floor bedrooms and will have a direct full view. Also the window will have direct views into my ground floor living rooms. The overall effect of the North face proposal is to create a viewing Gallery directly into my property. I have just recently purchased my property and one of the reasons for buying was that it is set back from the road with a great deal of privacy, that privacy will be completely destroyed by the current plans.	Now corrected by amended plans version C Noted - see section 7 below Window size slightly reduced with correction to plans; see section 7 re separation distances, privacy etc
Whilst not objecting to this development, i do have concerns. The master bedroom window of no 15 looks out onto the eastern aspect off this development. As the velux windows and window at top of stairs are both at a height people can see out of - according to the current plans.	See section 7 re side windows

Anyone standing in these areas will be able to see into the bedroom. These windows would need to be frosted or opaque glass types in order too protect privacy of no 15.	
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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 Given the mixed street scene and presence of higher ridges and two storey dwellings either side of the application site, and to the rear, then the raising of the ridge by up to 1.6m is considered appropriate to the visual appearance of the street scene. Because there is no footprint increase (other than a small increase to the front porch) this increased height is achieved by changing the angle of the pitch. The eaves line would remain which would continue to align with the other bungalows and chalets in the area. Visually this is considered appropriate to the mixed street scene.

7.4 One third party comment notes the proposal is tantamount to placing a box atop a small bungalow making it 4 bedrooms when the site is too small. Whilst the extended dwelling would become 4 bedrooms and the site area is modest (having a 10m rear garden that is partly filled with an outbuilding/garage), nevertheless the site can provide adequate amenity space for future occupiers and is not considered an overdevelopment of the site. The increased angle of roof would be similar to the gable end of number 15 adjacent and not out of place in the street scene. Dormers are also a common feature in the area and the use of modest pitched roof design dormers complies with the Borough Design Guide SPD.

7.5 Materials are indicated to match which would retain the traditional appearance of the dwelling in street scene terms. Overall, in street scene terms the design and appearance of the proposal is deemed appropriate in context to the setting of the site and the host dwelling, 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 Number 15 to the east is sited quite close to the shared boundary and hence there is minimal separation. As a result the first floor side window of number 15 is set very close to the boundary and currently overlooks a blank roof. The proposed roof alterations and dormer and roof lights could therefore impact this property and outlook from the existing first floor window. However the alignment of the dormer is such that it would be slightly offset relative to the neighbours window. Externally it would be set at the same cill height as the roof lights, and would be above a stairwell - therefore it is likely that the only opportunity for a direct line of sight out of the dormer would be from someone standing on the landing. The relative heights of the windows are estimated to be similar and due to the raised cill height of the dormer it is likely that the only view would be up, skywards. Due to the level uncertainty, and to protect the amenity of this neighbour, it is recommended that this dormer window be obscure glazed, despite the applicants request to have it clear glass for light.
- 7.7 The side roof lights have been confirmed to be set with a cill height of 1.7m above floor level and since these would not all be staggered relative to the side window of number 15, then it is also considered reasonable to require these to be obscure glazed as would be required by the criteria set out in Class B of the GPDO - this can be conditioned.
- 7.8 The windows in the western roof slope have greater separation by virtue of the drive serving the backland dwelling Glenleigh Cottage and their alignment is further forward than number 11 which is set back more. The proposed western dormer serves a bathroom and it has been confirmed it would be obscure glazed. Overall in this direction the likelihood of any adverse impact on neighbouring amenity is very limited.
- 7.9 A third party also objects to the introduction of the rear first floor window which is alleged would overlook a first floor bedroom and ground floor living rooms. Amended plans have corrected a discrepancy with the half hip above which has reduced the scale of this window to a fairly standard window size. Given that there are existing first floor rear windows in adjacent dwellings, then this relationship and existing level of cross overlooking already exists in this established residential area. The separation distance with the affected property is some 18.5m. Back to back separation distances are recommended to be 20m in the Borough Design Guide to protect neighbouring amenity, but this scenario is a back to front. Any additional overlooking would be over the frontage of the rear property and not their private sitting out area. It is unlikely that with a separation of 18.5m any direct views into the rooms opposite would be possible, sufficient to result in any significant additional loss of amenity.
- 7.10 Overall, it is considered that the proposed roof alterations and windows would not result in any significant additional overlooking or loss of privacy, sufficient to resist the application. 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 to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking

- 7.11 The existing dwelling has 3 bedrooms and as a result of the proposed development would have 4 bedrooms. To comply with the Parking SPD 3 on site parking spaces would be required. The existing frontage is of sufficient size to accommodate 3 cars.

8 **Conclusion**

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

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00338 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:

Existing Location & Block Plan; Plans & Elevations as Existing Drawing
Number PA22-108:01

Proposed Plans & Elevations Drawing Number PA22-108:02 Rev C

Reason: To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted, all the roof lights and both dormer windows shown on the approved plans, shall be fitted with 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 adjacent 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 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.