
Site Address:	42 Skylark Avenue, Emsworth, PO10 7GB		
Proposal:	Single storey rear extension and part garage conversion. Loft conversion to include 1 rear dormer and 2no. skylights.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00520	Expiry Date:	13/07/2022
Applicant:	Mr & Mrs Boxall		
Agent:	Mr Bessant	Case Officer:	Joseph Toole
	JB Architecture Design Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

42 Skylark Avenue, Emsworth, is a semi detached two storey property located to the south side of Skylark Avenue. The property comprises of brickwork and stone with slate roof tiles. Vehicular access is from Skylark Avenue with parking to the side.

The property is located within a modern residential area with some surrounding properties of similar design and others differing.

2 Planning History

APP/13/00598 - Discharge of Condition No/s 5, 6, 7, 16, 17 and 19 of Planning Permission 10/74014/000., PERM,16/08/2013

APP/12/00837 - Reserved Matters Application (pursuant of outline planning permission 10/74014/000) for redesign of northern part of the site to provide a total of 161 units (reduction of 32 units) with associated parking and landscaping. , PERM,14/12/2012

APP/14/00536 - Application for written approval that the development has been carried out in accordance with approved details for Planning Permissions 10/74014/000 (outline) and APP/11/01089., PERM,10/07/2014

APP/14/00713 - Discharge of Condition No. 5 of Planning Permission 10/74014/000., PERM,06/08/2014

APP/14/01297 - Partial Discharge of Condition No. 33 of Planning Permission 10/74014/000 relating to plots 93-96 & 103-106., PERM,05/01/2015

APP/17/00300 - Variation of S106 legal agreement relating to Planning Permission 10/74014/000 (Hampshire Farm) to extend the period to procure that the Community Facilities (doctors surgery and pharmacy) are provided on the Community Facilities Land until the 1st December 2017.Extension of time Agreement until 13th October 2017, PERM,19/10/2017

APP/20/00497 - Two storey rear extension., PERM,13/11/2020

3 Proposal

The proposed development would involve a part garage conversion to be used as a garage to the front and snug to the back. There would be a single storey rear extension to be used as a dining room with a width of approximately 5 metres, a depth of approximately 3 metres with a flat roof having a height of approximately 3.3 metres. Furthermore, there would be a loft conversion with a rear dormer to accommodate a bedroom and en-suite. The proposed rear dormer would have a length of approximately 4.4 metres, a depth of approximately 4.2 metres and a sloped roof having a height of approximately 2.8 metres.

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

Submission Version Havant Local Plan

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.

County Archaeologist

Thank you for your consultation. The site is located within an area which was subject to archaeological evaluation ahead of the development and, therefore, archaeological matters have been previously addressed. As such, I do not wish to raise any archaeological issues.

County Minerals

No Comment.

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

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 The proposed works would have bricks to match the existing property. The dormer cheeks would have tile hanging matching the existing. The proposed roofs would be a single ply membrane. These materials are considered to be inkeeping to the context of the main dwellinghouse and character of the area.

7.4 Part of the proposed works would be visible from the street scene. It is worth noting No.36 Skylark Avenue recently gained permission for a loft conversion with rear dormer under reference APP/21/00475. Due to its modest size of the proposed works it is considered to be subservient to the host dwellinghouse and as a result not considered to have a negative impact upon the character of the area.

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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would conserve the visual amenity of the locality. Regard is also made to the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) that would allow for the construction of a rear dormer without the express permission of the LPA.

(iii) Effect on neighbouring properties

- 7.6 On the east side there would be no side windows within the proposed rear extension facing the shared boundary with No.44 Skylark Avenue. The proposed rear extension would be partly screened by the existing 1.8 metre high fencing and No.44's rear conservatory thus it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.7 On the west side there would be no side windows within the proposed rear extension facing the shared boundary with No.40 Skylark Avenue. The proposed rear extension would be screened by the existing garage thus not considered to have an impact on the occupiers of No.40.
- 7.8 To the rear there would be a window within the garage conversion and bi-folding doors within the proposed rear extension facing out onto the rear garden. These views would be screened by the existing boundary treatment thus not considered to cause harmful overlooking to the surrounding properties. Within the proposed rear dormer there would be three windows serving the bedroom facing out onto the rear garden. Due to the existing rear windows at the first floor level the new windows are not considered to cause an adverse impact on overlooking to both the side properties No.40 and No.44 Skylark Avenue, creating similar views already established on site and expected within a residential area. Furthermore, views would be screened by the existing garages to the rear thus not causing harmful overlooking to the properties along Rewing Court.
- 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.10 The property would continue to be a 3 bed therefore according to the Havant Borough Parking Standards SPD 2 car parking spaces should be available on site. The proposed development would involve the loss of one car parking in the form of the garage conversion thus only 1 car parking space can be provided on site. As a result a car parking survey was requested showing the number of available car parking spaces within the immediate area over a week's period. This was provided showing there is sufficient car parking on the street to accommodate the loss of garage space therefore deemed acceptable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbours and parking 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/22/00520

- 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
Proposed Floor Plans
Proposed Elevations
Car Parking Survey

Reason: To ensure provision of a satisfactory development.

- 3 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.