

The proportions of the dormer window would also match those on the existing elevation and would incorporate a frameless glazed balustrade to form a Juliet balcony.

To the rear, the exiting two-storey projection would be extended approximately 1.7m further northwards. The extension would be constructed in matching materials (brick and tile), would be topped with a hipped roof and would incorporate floor to ceiling windows to the east and west facing elevations. Beyond this, a single-storey flat roof extension in matching materials would occupy the approximate footprint of the existing garages at the site, with a further projection measuring approximately 1.6m by 6.2m forming what is described as a shed. This would be finished with grey cement board cladding and a standing seam zinc roof.

Other windows in the original building would be replaced to match the grey fenestration within the proposed extensions.

The application has been amended from that as originally submitted to reduce the scale of the dormer extension, to alter the design of the front extensions and introduce a hipped roof to the rear extension replacing a gable.

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)
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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith
No Comments Received.

Councillor Lulu Bowerman
No Comments Received.

Councillor R Kennett
No Comments Received.

County Archaeologist

In view of the limited scale of the proposal, no archaeological issues are raised.

Developer Services, Southern Water

Advice in respect of new connections to the public foul sewer and surface water run off in accordance with part H3 of the Building Regulations provided.

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: 0

Comment	Officer Comment
No Comments 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.

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

7.3 The application proposes a number of alterations to extend and provide a more modern contemporary design to a traditional dwellinghouse. As submitted, it was considered that the various design elements appeared somewhat disjointed and in combination did not relate appropriately to the design of the recipient building. The applicant has provided amended drawings which rationalises the design approach particularly to the southern elevation. Here an entrance feature is proposed set forward of a similar but more subservient extension and connected visually through the use of matching materials to a dormer extension that has been reduced in scale.

With the installation of larger window openings, the replacement of existing glazing to match the new grey frames and the flat roof design of the rear extension, it is considered that the resultant design is more coherent maintaining a contemporary approach while remaining sympathetic to the original character of the dwelling.

To the rear, the use of matching brick and roof tiles would assist with the integration of the extensions which are more traditional in form. The use of vertical timber cladding and grey window frames is less typical within the area. However, these muted tones would not appear overly obtrusive and would blend with the reds and browns of the existing building.

Overall, the proposed extensions are considered to be acceptable in terms of their scale and massing, and in combination with the other alterations proposed would relate appropriately to the recipient building. Whilst the changes would alter the building's appearance, the design and proposed use of materials would not detract from the character of the surrounding area.

It is noted that a proposal to extend and provide a more contemporary design approach for the dwellinghouse immediately to the north was recently approved as detailed above.

(iii) Effect on neighbouring properties

- 7.4 To the south, the proposed extensions are relatively modest in scale and positioned towards the eastern half of the dwelling. These are considered to be sufficiently distanced from neighbouring properties to the east, west and south to prevent any significant adverse impacts on residential amenity in terms of loss of light, outlook or increase sense of enclosure. The proposed dormer would be positioned towards the western side of the roof slope but again is modest in scale and sufficiently separated from the neighbouring dwelling to the west to result in any significant harm occurring.

Larger windows and an elevated Juliet balcony within the dormer extension would provide greater outlook for the occupiers of the application dwelling. However, these would largely replicate views from existing windows and face onto open front gardens and the public realm. As such, it is not considered that these would result in any significant overlooking or loss of privacy concerns.

To the rear the proposed extensions are again located to the eastern side of the dwelling retaining a good degree of separation to the neighbouring property to the west and north. The 2-storey extension is modest in depth and the ground floor extension would largely occupy the footprint of the existing garages. Having regard to the modest scale, position and degree of separation, it is not considered that these elements would result in any significant adverse impacts on residential amenity of neighbouring occupiers in terms of loss of light, outlook or increase sense of enclosure.

Windows would largely replace existing features and are sufficiently distanced from neighbouring occupiers to prevent additional overlooking concerns. One new floor to ceiling window would be located within the west elevation of the rear extension at first floor level offering views towards the neighbouring property to the west. However, having regard to the degree of separation (10m) and the verdant character of the boundary treatment, it is not considered that this would result in a significant loss of privacy, and a condition requiring the window to be obscure glazed and non-opening is not considered to be necessary.

It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.5 Whilst the proposal would not increase the number of bedrooms at the site, it would reduce the number of parking spaces shown within a garage by 1. The Parking Standards SPD sets a parking requirement for a 4-bedroom house at 3 on-site spaces and the submitted drawings only show two spaces. On the basis that there are no planning conditions requiring the retention of the existing parking spaces at the site and an area of hardstanding to the side of the dwelling would be capable of accommodating more than one vehicle in practice, it is considered that the parking provision is acceptable.

8 Conclusion

- 8.1 With the submission of amended drawings, the proposal is considered to be acceptable in design terms and would relate appropriately with its surrounding context. The proposal would not result in any significant adverse impacts on the amenity of neighbouring occupiers and would provide adequate parking. The proposal would therefore meet the requirements of Policies CS16, DM13 & ENP_D1 and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00122 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:

C0216-P001 (Site Location Plan);
C0216-P003 Rev-B (Proposed Site Plan);
C0216-P111 Rev-B (Proposed Ground Floor Plan);
C0216-P112 Rev-B (Proposed First Floor Plan);
C0216-P113 Rev-B (Proposed Second Floor Plan);
C0216-P114 Rev-B (Proposed Roof Plan);
C0216-P211 Rev-A (Proposed North Elevations);
C0216-P212 Rev-B (Proposed West Elevation);
C0216-P203 Rev-B (Proposed South Elevation);
C0216-P214 Rev-B (Proposed East Elevation).

Reason: To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application, no above ground construction works shall take place until a full specification of the materials (including samples where requested) to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The extensions hereby permitted shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.