
Site Address:	45 Skylark Avenue, Emsworth, PO10 7GB		
Proposal:	Retention of first floor en-suite window, canopy to rear and solar PV panels to front elevation & a proposed ground floor cloakroom window		
Application Type:	Full Planning Permission		
Application No:	APP/22/00751	Expiry Date:	03/11/2022
Applicant:	Mr. Nigel & Jane Tay	Case Officer:	Denise Sheath
Agent:			
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

45 Skylark Avenue, Emsworth, is a two storey semi detached property located on the corner of Skylark Avenue and Lapwing Close. The property is constructed with red brick with cream rendered elevations to the whole western side elevation and partially to the front elevation of the property. The rear garden has a small patio area directly to the rear with a laid to lawn rear garden area. The property has an approximately 2m in height boundary wall to the rear and partially to the western side elevation enclosing the rear garden area.

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

3 Proposal

Retention of first floor en-suite window, canopy to rear and solar PV panels to front elevation & application for a proposed ground floor cloakroom window

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

CS14 (Efficient Use of Resources)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D6 (Resource Efficiency)

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

5 Statutory and Non Statutory Consultations

Not required

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

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) Adaptation to, and Mitigation of, Climate Change

(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 proposals include the retention of an obscurely glazed ensuite bathroom window within the first floor rear elevation of the property, and the retention of a canopy to the rear elevation, the rear canopy has wooden supporting columns and tiled roof matching the tiles on the roof of the main dwelling house, the canopy has a depth of 2.4m and a width of 3m, and eaves height of 2.3 and a maximum height of 3m. The retention of the canopy and ensuite window is partially visible from the streetscene of Lapwing Close, and is not considered to create a harmful impact upon the character of the area.

7.4 Another element of the application is for the proposed retention of solar PV panels to the front roof slope of the property, there are 13 panels each panel has a 1.657m width with a 0.996m length, the panels are black in colour to be as similar as possible in colour to the existing roof tiles on the roof slope of the main dwellinghouse. Due to their position at the front of the property the solar panels are visible from the streetscene of Skylark Avenue, the design and appearance of the proposed Solar PV panels are deemed to be acceptable within the context of the application site. The retention of the 13no. Solar PV panels are not considered to result in a significant adverse impact on the visual amenity of the locality and, therefore, would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

7.5 The last element of the proposal is for the installation of a small window to the western ground floor side elevation of the property, the window will have a 0.45m width with 0.3m length and the bottom of the window will have an approximately 2m height from the ground floor level and will be obscurely glazed, the window will serve a cloakroom area of the dwellinghouse. The proposed window would be visible from the streetscene due to its location to the side elevation facing the highway. It is noted the neighbouring property opposite to the west has a window in a similar position facing the highway. It is not considered that the installation of the new window would have a harmful impact upon the character of the streetscene.

7.6 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). 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 It is considered that the retention of the obscurely glazed window on the first floor rear elevation does not lead to any overlooking or loss of privacy to the neighbouring properties located to the rear (No.26 Lapwing Close), and to the west (No.47 Skylark Avenue). Therefore the retention of the ensuite window has a minimal and acceptable impact on the surrounding neighbouring properties.
- 7.8 It is considered that the retention of the canopy to the rear elevation of the property does not appear overbearing, create any overshadowing, and/or loss of light to the surrounding neighbouring properties to the rear and west. It is therefore considered that the retention of the rear canopy would have a minimal and acceptable impact on the adjacent neighbouring properties.
- 7.9 It is considered that the retention of the 13no. solar panels do not appear overbearing and do not lead to any overlooking, loss of privacy, overshadowing, and/or loss of light to neighbouring properties. As such, the proposed solar panels would have a minimal and acceptable impact on surrounding properties.
- 7.10 It is considered that the proposed installation of a window within the ground floor elevation facing the highway would not have a harmful impact upon the adjacent or surrounding neighbouring properties and would therefore be considered acceptable.
- 7.11 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) Adaptation to, and Mitigation of, Climate Change

- 7.12 The Climate Change Act 2008 (2050 Target Amendment) Order 2019 is the first legally binding target by a major economy and commits the UK to decreasing its greenhouse gas (GHG) emissions to "Net Zero" by 2050. Moreover, the Havant Borough Design Guide SPD and Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 set out the Council's support in promoting domestic microgeneration technologies (where appropriate) to help reduce Havant Borough's GHG emissions. The SPD also identifies the utilisation of building facades and roofs for collecting solar energy for conversion into electricity and/or to heat water for a building's occupants.

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/22/00751 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:

Application Form - Received 03 August 2022
Location Plan - Received 03 August 2022
Block Plan - Received 03 August 2022
Proposed Side Elevation Plan - Received 03 August 2022
Photos of Existing Rear Elevation - Received 03 August 2022
Photo of Proposed Window Location - Received 03 August 2022
Solar Panel Plan - Received 03 August 2022

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.