



Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

**5 Statutory and Non Statutory Consultations**

**Councillor Imogen Payter**

No comment

**Councillor Philip Munday - St Faiths**

No comment

**Councillor T Pike - St Faith's**

No comment

**Developer Services, Southern Water**

Southern Water would have no objection to the above proposal.

**Portsmouth Water Company**

The Portsmouth Water Catchment Management Team have reviewed this application from a groundwater quality protection perspective and have no subsequent adverse comments to make.

This is due to the developments small nature and location within SPZ1c of the groundwater catchment.

**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: 5

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 This proposal comprises extensions to the roof including a hip to gable roof extension to the northern side of the roof . Other alterations include the addition of rooflights and dormers to the front and rear roof slopes. Roof tile would match existing, render is proposed to the elevations and weatherboard cladding is proposed for both dormers. There would be some alterations to the ground floor internal layout with the addition of bi-fold doors to replace the rear elevation window, with the rear bedroom now serving a kitchen.

7.4 The dormer proposed to the front roof slope would have a pitched roof with a width of approximately 2.6 metres and a depth of approximately 3.6 metres. The ridge would come level with the main roof ridge. This window would serve the main first floor bedroom . To the ridge of the front dormer would be a rooflight serving the first floor landing area. To the hipped side of the roof a rooflight is proposed which would be located above the stairwell. To the rear elevation would be the rear dormer which would have a sloped roof starting from the ridge and stopping above the eaves . This would have dimensions of approximately 6.4 metres width and 2 metres height. One of the windows would serve an ensuite, the other the remaining bedroom. A rooflight is also proposed to the rear roof slope which would serve the ensuite of the rear bedroom.

7.5 The alterations to the roof would result in an altered roof form however not in a manner harmful to the host dwelling or the character of the surrounding area. The roof height would not be raised and therefore the general pattern of development, with the application property forming one of a row of bungalows , noting there are also many two storey properties in the immediate vicinity. The dormer proposed to the front roof slope would be subservient in appearance , with many other properties also featuring pitched roof dormers in the street. The rear dormer would be of a reasonable scale however the sloped roof would allow for a more subtle appearance and it would not appear harmfully dominant within the roof slope. The proposed materials are considered to be acceptable as there is already some diversity of materials within the streetscene and those proposed are deemed generally in keeping with the host dwelling.

- 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 To the south of the application site is no 74 Southleigh Road. This property is of two storey height and is sited within close proximity of the shared boundary. A velux window serving the stairwell would be located on this roof slope. Given the angle of the window and the limited and fleeting views gained whilst using the stairwell this window is not deemed to result in harmful overlooking to no 74. The rear dormer would offer views mainly straight down the garden of the application site and is therefore not judged to result in harmful views down in no 74 which would also be partly blocked by the outbuilding at no 74 .
- 7.8 To the north of the application site is no 78 Southleigh Road. This property is a hipped roof bungalow . There would be some increase in roof bulk due to the proposed roof extension on this side - where the roof is currently hipped away from no 78, this wall would now form a full gable. There would be approximately 5 metres separation distance between the side elevation walls of both dwellings and whilst there would be some impact on outlook of the side elevation windows at no 78, the impact is not deemed to be substantially worse than the impact of the existing roof to justify a refusal. In addition the rooms served by these windows which are shown on the planning history to be a lounge towards the front and open plan kitchen diner towards the rear, would both be dual aspect served by windows to the front and rear elevations and therefore these rooms would still get adequate light.
- 7.9 Towards the rear (east) of the site is the side elevation of no 2A Fifth Avenue. There would be over 23 metres separation distance between the rear elevation of no 76 and the side of no 2A , with the garage of no 2A adding further separation distance . The rear dormer window is not considered to offer harmful views , noting there are other rear dormers on adjacent properties with similar views in this direction .
- 7.10 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

- 7.11 This property would be increasing in bedroom number by 1 . This requires 3 parking spaces on site as specified in the Havant Parking SPD. This allocation could be provided on the front driveway and therefore has been met.

## **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.
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## 9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00521 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:

PL-588-22-01 Location plan and site plan  
PL-588-22-04 Proposed floor plans  
PL-588-22-05 Proposed elevations

**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.