

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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 Gary Hughes

No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Comment	Officer Comment
Side windows of conservatory would cause overlooking and should be obscresly glazed	Please see Section 7.
Overbearing proposed roof design which would reduce outlook	
Discrepancies in plans	
	Revised plans have been provided. Satisfied with the plans provided.

Number of representations received: 1

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

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

7.3 The proposal is a revision to APP/19/00221 to change the existing pitched roof rear extension to a flat roof with lantern, change partial side pitched roof with flat roof design.

7.4 Regarding the first floor element of the scheme, for extensions such as this, there is adopted supplementary planning guidance in the form of the Havant Borough Council Design Guide. This advises that first floor extensions should be set back from the building line, have a lower ridge height and recommends first floor side extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

7.5 The first floor extension has a depth of approximately 6.7 metres and width of 3.5 metres and projects away from the southern boundary with a minimum distance of 0.2 metres increasing to 1.75 metres at the front of the property. The northern boundary of the neighbouring property is a further 1.4 metres from this boundary.

7.6 The extension is set back 0.3 metres from the front elevation of the property and is 3.3 metres from the original rear elevation of the dwellinghouse. Whilst it would follow the line of the existing ridge, it is judged to be subservient to the main dwelling by virtue of the proposed width and depth.

7.7 The new canopy would project approximately 1.3 metres beyond the front elevation of the property and comprises a flat roof which also extends over the remaining flat roof of the garage to the side replacing the existing mono pitched roof. This is considered to be acceptable.

7.8 The mono-pitched roof to the conservatory would now be a flat roof extension with a rooflight having a maximum height of approximately 3.8 metres. This is considered to be acceptable. The proposed cladding would feature on the new extension and conservatory roof and replace existing cladding, upgrading the external appearance of the property.

7.9 Whilst there is only a small increase in the footprint of the property, the proposed development would result in a reasonable increase to the overall volume on the southern side of the property, and it is considered to be of a cohesive design which relates well to the existing dwelling.

7.10 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

- 7.11 The proposed first floor side element of the scheme is to the southern elevation of the property, situated over part of the garage. There are no side windows in the extension which does not span the depth of the existing building and whilst there are three roof lights in the northern roof slope of the neighbouring property at number 9 Park Road, they are not windows to primary rooms, serving a landing, bathroom and en-suite. Whilst it is acknowledged there could be the perception of loss of light from these windows, the impact is not considered so great from what was previously refused to constitute a defensible reason for refusal.
- 7.12 There is a new window in the rear elevation of the first floor extension, however it is of a modest size and set back 3.3 metres from the rear elevation of the dwellinghouse. The plans indicate the window is to serve an en-suite and it is therefore judged it would not result in any additional overlooking to the neighbouring properties.
- 7.13 It is deemed the new canopy, garage and conservatory roof would not result in a harmful impact to the adjacent neighbouring properties in terms of appearance, overbearing or resulting in the loss of light and to the properties opposite and to the rear of the site are a sufficient distance away not to be adversely affected by the development. There would be doors and windows within the proposed rear extension on the south side facing the shared boundary with No.9 Park Road. This was approved previously and would create similar views as the original conservatory therefore it is not considered reasonable for these to be obscurely glazed.

(iv) Parking

- 7.14 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect three on site spaces and a condition is recommended to retain the spaces for parking at all times.
- 7.15 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality 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/21/01154

- 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 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.

- 3 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site (to include the existing garage) 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 2018.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
Block Plan
Existing and Proposed Plans - REV D

Reason: To ensure provision of a satisfactory development.