
Site Address:	6 Hollybank Lane, Emsworth, PO10 7UD		
Proposal:	Hip to gable roof conversion with newly pitched roof. Single storey rear extension with parapet.		
Application No:	APP/21/00609	Expiry Date:	22/07/2021
Applicant:	Mr & Mrs Nichols		
Agent:	Mr M Davison	Case Officer:	Joseph Toole
	iDraw Limited		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

6 Hollybank Lane, Emsworth, is located to the east side of Hollybank Lane. The application site is a detached bungalow with a room in the roofspace comprising brickwork and concrete roof tiles. Vehicular access is from Hollybank Lane with parking to the front and side.

The property is located within a residential area with surrounding properties of differing style and design.

2 Planning History

No relevant planning history.

3 Proposal

Hip to gable roof conversion with newly pitched roof. Single storey rear extension with parapet.

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)

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.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Comment	Officer Comment
Request that any windows on the extension that overlook should be of 'frosted' glazing to ensure we retain some of our privacy as at present. This only affects two windows - one on the south side and one on the west side (overlooking the rear garden)	Please see Section 7.

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

(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 development would involve a hip to gable roof conversion with a newly pitched roof and a single storey rear extension with parapet. The existing garage would also be replaced. The roof would be raised with the existing ridge height increased by approximately 1.5 metres in order to provide sufficient space at the first floor level. There would be two dormers on the sides pitched in. The dormer on the north side would serve a bathroom and the dormer on the south side would serve the stairwell. The proposed dormers would have a length of approximately 2.7 metres, a maximum depth of approximately 2 metres and a maximum height of approximately 2.7 metres. The existing rear extension would be replaced by a new rear extension which would have a width of approximately 7.8 metres attaching it to the garage, a depth of approximately 4.5 metres with a flat roof providing a green roof having a maximum height of 2.8 metres.
- 7.4 The proposed development would have brickwork to match the existing property. This is considered to be in keeping with the context of the main dwellinghouse and surrounding area.
- 7.5 The proposed works would be visible from the street scene with a raised pitched roof and dormers. It is worth noting some of the surrounding properties have a mix of heights and designs with No.10 Hollybank Lane having two side dormers. Therefore, the proposal is considered to have an acceptable impact on the character of the area.
- 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. 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 front there would be a new window at first floor level serving a bedroom. This would have views facing out onto the public highway and the front gardens of the properties opposite. Therefore, it is not considered to cause any form of harmful overlooking.
- 7.8 To the north side on the ground floor there would be a new window serving a bedroom facing the shared boundary with No.8 Hollybank Lane. This would create similar views to that already established and would be screened by the driveway and 1.8 metre high fencing therefore it is not deemed to cause harmful overlooking. The replacement garage is not deemed to have a negative impact on residential amenity. At first floor level there would be two rooflights which would be non looking and a dormer window serving a bathroom. These views would face out onto the side wall of No.8 Hollybank Lane and is not considered to cause harmful overlooking. Although the roof height would be increased it is of modest size and due to the separation distance from No.8 Hollybank Lane by approximately 5 metres and offset from a driveway it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of the neighbouring property.

- 7.9 To the south side there would be some revision to the fenestration on the ground floor which would not have a negative impact on No.4 Hollybank Lane to the south. At first floor level there would be solar panels within the roof slope with a dormer window serving the stairwell. These views would face out onto the side wall of No.4 Hollybank Lane and is not considered to cause harmful overlooking. Although the roof height would be increased it is of modest size and due to the separation distance from No.4 Hollybank Lane by approximately 5.8 metres and offset from a driveway it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of the neighbouring property.
- 7.10 To the rear at ground floor level there would be doors in the proposed rear extension facing out onto the rear garden. This would be screened by the existing 1.8 metre high fencing on all boundaries therefore it is not considered to cause harmful overlooking. At first floor level there would be a window serving a bedroom. This would create views over the amenity space of No.8 and No.4 Hollybank Lane however it would be views which are expected within a residential area and would be similar to that created from No.10 Hollybank Lane, thus it is considered to be acceptable. Furthermore, views would be partly screened by the existing garage on the application site and the existing garage at No.4 Hollybank Lane.
- 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan.

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/21/00609

- 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 Plan, Existing Floor Plans, Elevations, Roof Plan - 20.297.100
Proposed Floor Plans, Elevations, Roof Plan - 20.297.101
Planning Statement May 2021

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.