

- 1.1 The application site relates to a detached chalet style dwelling located on the eastern side of Stakes Hill Road, backing onto Crookhorn College site. The character of the area is predominantly residential in nature with the school/college to the rear and a care home opposite to the north. The surrounding land undulates such that at this point the slope falls from south to north - the application dwelling is therefore set slightly higher than Wyngar to the north and slightly lower than Priory Barn to the south. Stakes Hill Road is a C classified road.
- 1.2 The application dwelling is constructed in mock tudor style with white panels between timbers, beneath a plain tiled hipped roof with pitched roof dormers. The dwelling has an approximate 'L' shaped footprint, with the length being sited close to the southern boundary and set back from the front boundary by about 8.5m. The set back return of the 'L' shape includes a gable end with dormer in the roof, and at this point there is a 4m separation to the northern side boundary.
- 1.3 Vehicular access is currently taken from the northern corner with a hard surfaced drive running along the northern side of the dwelling and in front. The forward most part of the dwelling previously contained an integral garage, with small flat roof element before the pitched roof above, which has recently been converted to living accommodation.
- 1.4 To the rear the garden slopes up to the east, such that there are retaining walls and steps up from the existing sitting out patio area directly outside the dwelling to the higher level grassed garden.
- 1.5 The siting and layout of the adjacent properties is generally staggered. Priory Barn is set back behind the application dwelling and close to the shared boundary, such that it forms a dominant and enclosing structure when viewed from the application site garden. This property has a single storey side extension very close to the boundary, with roof lights in its sloping roof, serving a kitchen. There are also other minor secondary windows in the side elevation, some obscure glazed, and a small dormer such that direct overlooking could be possible, but mature planting on the application

site currently acts as a screen and preserves privacy.

- 1.6 Wyngar to the north is a small low profile bungalow, built in part right up to the shared boundary and approximately aligned with the forward length of the application dwelling. The set back return of the application dwelling is set behind the original rear elevation of Wyngar. Wyngar has a rear conservatory and small single storey rear extension, sited centrally across its rear elevation, such that the closest room to the shared boundary is a bedroom with single window already in a set back and tunnelled position. The private sitting out area of Wyngar sits adjacent the side gable of the application dwelling at a slightly lower level, with small retaining wall and 2m close boarded fence above on the boundary.
- 1.7 After a refused scheme, planning permission was granted for extensions under APP/20/01027 in December 2020 and works on the rear part of these have commenced on site. This current proposal is a Section 73 application seeking to vary the approved materials and a window.

2 Planning History

- 2.1 88/51809 - Extensions front and rear to include accommodation in roof and garage at front
Refused 25/08/1988 for 3 reasons:
 1. excessive depth and bulk affecting light available to, outlook from, and amenities of occupiers of adjoining properties;
 2. undesirable over intensive use of the site having an adverse effect on amenities of occupiers of adjoining properties;
 3. LPA not satisfied that proposal could be undertaken satisfactorily given the slope of the land and proximity to the southern boundary
- 2.2 89/51809/1 - Two storey front extension forming double garage and rooms in roof, extension at rear and additional dormers in roof
Permitted 21/04/1989
- 2.3 APP/20/00301 - Proposed single storey rear extension with gabled roof providing first floor accommodation with flat roofed dormers; conversion of integral double garage into habitable accommodation with external alterations; installation of flue for log burner (south elevation)., REFUSED 07/09/2020

The reason for refusal stated:

The cumulative effect of the proposed additional side gable with flat roof dormer and flat roof infill, would lead to a bulky roof design. Given the siting, level difference and orientation this would result in an excessive building bulk adjacent to Wyngar, creating a dominant sense of enclosure with loss of sky scape, detrimental to the visual outlook, light available to and amenities of the occupiers of this property. The proposal is therefore contrary to the adopted Borough Design Guide SPD, 2011, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy E1 of the emerging Havant Borough Local Plan 2036 Pre-Submission Draft and the National Planning Policy Framework.

- 2.4 APP/20/01027 - Proposed single storey rear extension with first floor roof accommodation and flat roofed dormers; conversion of front integral double garage into habitable accommodation with external alterations including raising of ridge, hip to gable enlargement and replacement dormers. (Revision to APP/20/00301). , PERMITTED 23/12/2020

3 Proposal

3.1 Variation of condition No/s 2 and 3 of Planning Permission APP/20/01027 (*Proposed single storey rear extension with first floor roof accommodation and flat roofed dormers; conversion of front integral double garage into habitable accommodation with external alterations including raising of ridge, hip to gable enlargement and replacement dormers*) to amend external material finish and minor alterations to approved plans.

3.2 The proposed changes include use of fibre cement weatherboarding to both the approved extensions and to the existing dwelling; and the enlargement of one window in the south-west elevation. In all other respects the scale and design of the approved extension would remain. The weatherboarding has been specified as Fortex Weatherboarding in Storm Grey.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
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)

Submission Version Havant Local Plan

E22	(Amenity and pollution)
DR1	(Delivery of Sustainable Development)
E1*	(High quality design)
IN3	(Transport and parking in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

None necessary

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
think site overdeveloped; lorries coming and going with lights flashing and left on in drive which upsets my dogs; vans and cars parked on pavement when its a cycle and pedestrian path with 3 schools and a nursing home; they have knocked down 3 wooden boulders and damaged pathway (which has already been repaired once by HCC and since damaged again); busy road and should not be tolerated;they reverse into road and seen 2 near misses with children on bikes;	This Sec 73 application does not alter scale of development construction traffic disturbance an unfortunate temporary consequence; Informative re hours of work etc can be repeated; any further damage to highway would need to be repaired by applicant at end of build in consultation with HCC no change to vehicular access arrangements
We are objecting to the proposed building extension work on the above property which involves substantial re modelling and extension work to the property. Proximity of proposed extension to our house See our previous objections regarding proximity of construction to our property: 'We were concerned as to the proximity of building work to our property. 'Our kitchen window will be approximately five feet, maybe less, from the proposed extension' In January of this year excavation work at Rosebud Cottage resulted in earthworks collapsing on the property boundaries resulting in drainage piping from our kitchen being exposed along extensive area around the foundation of our kitchen.	This Sec 73 application does not alter scale of development; impact on neighbours & amenity issues considered previously under APP/20/01027 Earthworks and drainage matters on boundary whilst under construction a matter for Building Regulations and a private matter to be resolved between parties

Despite an assurance from our neighbour that he would make good the damage this has still not happened, over six months later. We are concerned that with weathering and erosion the damage has worsened. In addition it is dangerous for us to now get to the side of our property as there is not much safe walking area. We would very much like this damage to be made good before any further improvements are carried out to the front of the property.	development not yet complete
Raising of roof to front of property The proposed raising of the roof at the front of Rosebud Cottage and the replacement of the dormer window raises our concerns over the further increase in the size of the structure which is already overbearing, as well as potential for further loss of privacy due to larger window for side of property, as we spend a good deal of time using the front area of our property as an outside seating space in the spring and summer months	development does not encroach onto neighbours land so their side access unaffected This Sec 73 application does not alter scale or height of development; impact on neighbours & amenity issues considered previously under APP/20/01027
Conclusion We would finally like to request that our objections are taken into consideration when deciding the application. At this point we would welcome, at your convenience any visit from a representative of the planning department to meet us at our property (perhaps during your site visit) to allow us to illustrate our objections at first hand.	Not necessary for a change to materials and one window only
Controlled hours of operation and construction vehicles Should the council decide to approve the planning application please consider the following.	
Hours of operation We would again like to raise concerns that the construction work is carried out within reasonable working hours and not on weekends and public holidays for example.	Noted - Informative can be added/repeated

Construction vehicles In the past we have raised concerns regarding the parking of builders and other vehicles parked on the grass verge/footpath/cycle path outside the property. Given the nature of the latest extension work to the property to include scaffolding etc, we are very concerned that the cycle lane will again be used regularly as vehicle parking for the property. We would like to draw your attention to our previous concern on this point: 'This is a danger as there are two schools, Crookhorn College, and Oaklands Catholic School in the immediate vicinity. School children on bicycles and walking often have their paths blocked. We have had the view blocked when driving out of our property by high sided vehicles parked and obstructing our view of the main road and traffic'.	any blocking of highway a police or traffic enforcement matter
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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) Visual Impact of change of materials & enlarged window

(i) Principle of development

7.2 This is a Section 73 application and if approved, its granting effectively re-issues the original permission and must repeat the relevant conditions unless they have been discharged. In this case conditions 2 and 3 are being sought to be varied (approved plans and materials); condition 4 required provision of obscure glass in the south-western roof slope and this needs repeating for ongoing compliance; and condition 5 required submission of measures to protect the sewers before the front extensions are commenced - this has not yet been submitted as the front element not yet started and therefore needs repeating.

7.3 This application must consider the impact of the proposed changes and does not need to re-consider the whole development which already has planning permission APP/20/01027.

(ii) Visual Impact of change of materials & enlarged window

7.4 The use of Fortex weatherboarding in storm grey throughout the site ie on both the existing dwelling and approved extensions, would change the external appearance of the property significantly from mock tudor and render sections to a more modern and contemporary appearance. Rosebud Cottage is not listed or locally listed and as such

the loss of the tudor effect would not result in the loss of any historic significance. The area is quite mixed in visual appearance and the retention of the plain tile roof would continue to blend with the red/brown more traditional hues of the area. Because the site is a chalet bungalow, the elevations to be clad would largely be single storey only (with the exception of the front gable) and would not be overly dominant. The mid grey colour is considered visually appropriate.

- 7.5 The only other change relates to the widening of a window on the rear elevation. As a single storey window, close to the shared boundary that is well screened, the slight enlargement would not result in any significant additional loss of privacy or impact on neighbouring amenity.
- 7.6 Overall, the changes proposed to approved extensions under APP/20/01027 are considered visually appropriate to the site and its context and would not harm neighbouring amenity.

8 Conclusion

- 8.1 This is a Section 73 application and its granting effectively re-issues the original permission and must repeat or amend accordingly the relevant conditions unless they have already been discharged. It is recommended to grant permission to vary conditions 2 and 3 of APP/20/01027 to allow for use of Fortex weatherboarding in storm grey and an enlarged window in the rear elevation. The development has already commenced so the commencement time limit condition need not be repeated.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00632

(A) subject to the following conditions

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

Planning Statement by BH Architecture Ltd dated 20th May 2021
Proposed Ground Floor Layout & Elevations Drawing Number 2 Rev A
Proposed First Floor Layout & Elevation & Site Section Drawing Number 3A

Reason: - To ensure provision of a satisfactory development.

- 2 The external materials used for the elevations and dormers shall comprise Fortex weatherboarding in Storm Grey; and the roof 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 enlarged dormer window in the south-western roof slope of the hereby permitted extensions, shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of

obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of the adjacent dwelling and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No development shall commence on the hereby approved front alterations including raising of the ridge, hip to gable enlargement and replacement dormers, unless and until the measures which will be undertaken to protect public sewers have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved measures

Reason: In the interests of protecting public utility infrastructure and having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.