
Site Address: 53 Penhurst Road, Havant, PO9 3NX
Proposal: Demolition of garage, raising of gable end, loft conversion with front and rear dormers, and single storey side extension.
Application No: APP/21/00794 Expiry Date: 08/09/2021
Applicant: Mr J King
Agent: Mr G Bramble-Stewart Case Officer: Selina Donophy
 GBS Designs
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey semi-detached property and attached garage situated at the northern end of Penhurst Road. It has a brown tiled pitched and hipped roof and elevations of red multibrick. The site is level although there is a slight north/south decline to Penhurst Road. The site is open to the front with vehicular access leading to a concrete drive and an area of grass, with a 0.75 metre high wall to the south and a staggered 1 metre high wall to the north. The rear garden has a patio area, raised lawn, pond and a summerhouse and is enclosed by 1.8 metre high fencing to the north and south and a 1 metre high wall and mature shrubs to the west.

The adjoining two storey semi-detached property is to the south, the rear gardens of two pairs of semi-detached bungalows are to the north situated at a lower level to the application site, the rear garden of a property in Springfield Close is to the rear and a pair of two storey semi-detached properties are opposite. The area is of medium density with two storey detached and semi-detached properties and bungalows of a similar age, different styles and design.

2 Planning History

APP/19/00847 - Demolition of garage; two storey side extension incorporating hip to gable roof and loft conversion with dormers to front and rear., REF,03/12/2019

APP/20/00104 - Demolition of garage; two storey side extension incorporating hip to gable roof and loft conversion with dormers to front and rear. (Revised application)., REF,19/03/2020

APP/20/00211 - Demolition of garage; two storey side extension incorporating hip to gable roof and loft conversion with dormers to front and rear. (Resubmission of APP/19/00847)., REF,28/04/2020

APP/21/00412 - Demolition of garage and replacement with two storey side extension and loft conversion., REF,06/07/2021

3 Proposal

Demolition of garage, raising of gable end, loft conversion with front and rear dormers, and single storey side extension.

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

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

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comment

Councillor Gary Robinson

No comment

Councillor Mark Inkster

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.

Number of representations received: 0

Comment	Officer Comment

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.

7.3 This is the fifth planning application put forward at this site of similar description .

The first application made was in 2019 reference APP/19/00847 for a hip to gable roof extension with dormers to the front and rear and a two storey side extension- this was refused due to impact on neighbour amenity. Specifically the reason for refusal related to the impact on nos 85 and 87 Scratchface Lane which are bungalows located to the north of the application site . The side boundary of no 83 Penhurst Road is located within very close proximity of these properties, particularly no 85 which has a small rear garden . The separation distance is already very close and a two storey building line within such close proximity which does not meet the 10 metre minimum set back requirements as specified in the Havant Borough Design Guide was judged to be overbearing and harmful to the private amenity space and rear windows of these adjacent dwellings. The reason for refusal is set out below :

1 . The proposed extension and dormers would by reason of their height, mass, bulk, design and proximity to the boundary result in an overbearing and excessive building bulk adjacent to the neighbouring properties at No's 85 and 87 Scratchface Lane, harmful to the visual outlook and amenities of the occupiers of these properties. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.

The second application made was in 2020 reference APP/20/00104 for a very similar proposal to APP/19/00847 however this comprised of a reduced rear dormer and barn hip side extension roof. This was not deemed to mitigate against the previous reasons for refusal and was refused for the same reason as APP/19/00847.

The third application APP/20/00211 was a resubmission of APP/19/00847 . This was refused for the same reasons as APP/19/00847 and was subsequently taken to appeal by the applicants . This was dismissed by the inspector due to harmful impact upon the amenity of no 85 Scratchface Lane:

7. In this case, because of its siting, height, gable roof form and overall bulk, the outlook from the rear habitable room windows of No. 85, and also the rear garden, would be visually dominated by the flank wall of the proposed extension. This element of the appeal scheme would be an overbearing form of development for the occupiers of No. 85. The different external materials and the inclusion of obscurely glazed windows would not break-up the unacceptable visual bulk of the proposed extension.

10. *For the reasons given, it is concluded that the proposed development would cause unacceptable harm to the living conditions of the occupiers of the neighbouring properties, specifically the occupiers of 85 Scratchface Lane, and, as such, it would conflict with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. Amongst other matters, this policy refers to proposals not causing unacceptable harm to the amenity of neighbours, including by reason of outlook. Accordingly, it is concluded that this appeal should be dismissed.*

The fourth application reference APP/21/00412 was an amended scheme which comprised a two storey side extension with a partially hipped roof with a singular pitched roof dormer to the front roof slope and rear dormer which is reduced in size alongside velux rooflights to the front and side roof slopes. This was subsequently refused due to the same overbearing impact on no 85 caused by the proposed two storey side extension.

This fifth current application is an amended version of a similar description, however a single storey side extension is now proposed to the side area rather than a two storey extension as previously proposed. The rear dormer has also been reduced in scale following the initial application and one dormer is proposed to the front roof slope.

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

- 7.4 This proposal comprises a hip to gable roof extension, rear dormer, front dormer and single storey side extension following the demolition of the existing garage. The proposed rear dormer would have dimensions of approximately 5 metres width, 3.5 metres depth and 2.5 metres height with a flat roof and a front rooflight is also proposed. The proposed front dormer would have dimensions of approximately 1.8 metres width, 2.5 metres depth and 1.8 metres height to ridge height of the pitched roof. This would enable a fourth bedroom in the loft space with an ensuite bathroom - one of the rear dormer windows would serve the bathroom and the rest of the windows would serve the bedroom. Whilst the rear dormer is fairly large in scale, the overall volume of the hip to gable roof extension, front and rear dormers would come to approximately 50m³ volume. This meets the 50m³ criteria for a semi-detached property as stipulated in the General Permitted Development Order therefore could be constructed without acquiring planning permission. The front dormer would have a pitched roof and would sit fairly subserviently within the front roof slope and is not judged to disrupt or cause harm to the streetscene.
- 7.5 The proposed single storey side extension would have a pitched roof and would span the depth of the main property. It would have a width of approximately 1.8 metres and would have a ridge height of 3.8 metres. The extension would create a utility room with a w/c and an extended kitchen towards the rear. This would have two side windows, one serving the wc and one to the kitchen. It is noted that garage wall currently forms the rear boundary treatment between nos 53 and 87- the plans show this would be replaced with a 2 metre fence. The proposed side extension is judged to be in keeping in scale and design with the host dwelling and would comprise of brickwork to match the existing property. This is considered an acceptable addition within 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 To the north of the application site is no 85 Scratchface Lane - this proposal would come close to the side boundary of the application site which adjoins the rear boundary of no 85. The side extension would be set at single storey level and, whilst it would have an increased depth, the height would only be slightly increased in height at ridge level. The extension is not judged to result in harmful overbearing impact nor would it result in overshadowing to no 87. Whilst there are windows proposed to the side elevation, these would be set at ground floor level - the kitchen window would be in a similar position to existing and the bathroom window would be top opening. The fence panels would screen the views from the windows, therefore the proposal is not deemed to result in harmful overlooking.
- 7.8 To the north west of the application site are the rear gardens of nos 87 - 95 Scratchface Lane. The extension would not border these properties. The proposed rear dormer could be constructed under permitted development and therefore could be constructed without planning permission.
- 7.9 To the west (rear) of the site are the rear gardens of nos 30 and 32 Springfield Close - again the proposed dormer could be constructed without planning permission.
- 7.10 To the south of the application site is no 51 Penhurst Road which is the adjoining neighbouring property. The proposals are not deemed to cause harm to the amenity of this property.
- 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) Parking

- 7.12 This proposal would result in a total of 4 bedrooms which would require 3 parking spaces on site as per the Havant Parking SPD. These 3 spaces could be provided for towards the front of the property and therefore the parking allocation 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/21/00794 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:

04 Amended proposed elevations
Block plan 27.07.2021
Location plan 27.07.2021
Parking plan 27.07.2021
Proposed floor plans uploaded on the 27.07.2021
Site plan uploaded on the 27.07.2021

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.