
Site Address:	101 Selangor Avenue, Emsworth, PO10 7LS		
Proposal:	Loft conversion with dormer windows to north and south elevations.		
Application No:	APP/16/00059	Expiry Date:	17/03/2016
Applicant:	Mr & Mrs Lidbetter	Team:	Team 2
Agent:	Mr Helyer	Case Officer:	Harriet Pitney
	Helyer Davies Architects		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi detached single storey bungalow with a concrete tiled pitched roof and elevations of red multi brick. The site is relatively level with open vehicular access to the single garage and front driveway. The front garden area is partially laid to lawn with the remainder of the area block paved.

The rear garden is laid to lawn and enclosed by a 1.5 metre fence (approximate). The property benefits from a large plot with the rear garden screened with vegetation and trees- the rear of the property abuts an area of open space.

The area is residential in nature with a medium density of bungalows adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

None relevant

3 Proposal

This application is for a loft conversion with dormer windows to the north and south elevations.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None relevant

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No adverse 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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Impact upon the streetscene

The south facing dormer is the only aspect of the proposal that is visible from the streetscene. The proposal is designed so that it sits back into the roof and does not dominate the roof of the existing dwelling- It is considered that the design accords with Havant Borough Council's Design Guidance. The development is considered to be inkeeping with the character of the existing streetscene and therefore would also accord with the principles and objectives of Policy CS16 of the Havant Borough Council Core Strategy.

It is important to note that 103 Selangor Avenue have also constructed a side facing dormer which extends the width of the existing roof.

(iii) Impact upon residential amenity

No letters of objection were received in relation to this application. The rear of the property backs on to a large area of open space and therefore, the development to the rear is unlikely to cause unacceptable harm to the amenity of neighbours through loss of privacy, outlook or overlooking.

Considering other residential properties nearby have inserted dormers (to both the

front and rear), the additional potential overlooking from either of the proposed dormers would not be significant in an established area.

8 Conclusion

The proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00059 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 Compulsary Purchase Act 2004.

- 2 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.

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

Location plan- received 20th January 2016

Block plan- received 20th January 2016

Existing plans and elevations- received 20th January 2016

Proposed plans and elevations- received 20th January 2016

Reason: - To ensure provision of a satisfactory development.