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Site Address: 67 Birch Tree Drive, Emsworth, PO10 7RU  
Proposal: Demolition of existing garage and construction of single storey side extension. Loft conversion including new side dormer and new gable end to the rear.  
Application No: APP/16/00636 Expiry Date: 16/08/2016  
Applicant: Mr & Mrs Woolfenden  
Agent: Mr Bessant Case Officer: Bee Crawford  
Jimmy Bessant Architecture  
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a detached bungalow with a detached garage to the rear. It has a brown tiled pitched roof and elevations of red multibrick and tile hanging. The site inclines to the north and is situated slightly higher than the road which has an east west incline. There is open vehicular access to the front and an area of grass and shrubs. The rear garden is mainly laid to lawn with an area of decking and a shed, enclosed by fencing ranging in height from 1.6 metres to 1.8 metres.
- 1.2 Detached bungalows lie to the east and west with a slightly staggered building line, the rear garden of a property in Wraysbury Park Drive is to the rear and a small area of amenity land is opposite. The area is of low to medium density with detached two storey properties and bungalows of similar and different age, style and design.

## **2 Planning History**

None relevant to this application.

## **3 Proposal**

Demolition of existing garage and construction of single storey side extension. Loft conversion including new side dormer and new gable end to the rear.

## **4 Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)  
CS16 (High Quality Design)  
DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **FAO Mr P Marshall, Development Engineer**

The Highway Authority has no adverse comment to this application. I would suggest that the Planning Authority condition three parking spaces to be provided and retained.

### **Environmental Health Manager, Community Group**

No response received.

## **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.

Number of representations received: 0

## **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 streetscene
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable in principle subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposal would be visible from the public realm with the front of the property approximately 5 metres away from the highway. The development is to provide additional accommodation within the roofspace incorporating a rear gable end, mono-pitched side dormer and a flat roof side extension to the eastern flank of the property. Generally, this style of dormer is not encouraged as the best design solution on a pitched roof building. However, it is noted other properties in the immediate area benefit from similar types of development. Therefore, whilst the dormer would be fairly large and prominent, it would not be wholly out of character.

7.4 The single storey side extension has a generous depth of approximately 12.5 metres,

although this could fall within the realms of permitted development if it were to be built alongside the eastern elevation of the property which is of a comparable depth. The extension is of a modest height and is set back from the front of the property by 5.5 metres. The design and appearance of the extension is deemed appropriate in context to the main building and therefore judged to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 Whilst the single storey extension element of the proposal is relatively deep and situated close to the property boundary, it is of a modest height and there are no side windows in the eastern elevation. There are french doors and a window in the western elevation which projects approximately 6 metres beyond the rear elevation of the property, although there is a distance of 7 metres to the western boundary which benefits from existing screening. It is therefore considered this aspect of the proposal would not result in any harmful degree of overlooking.
- 7.5 The side dormer and gable end would result in generous accommodation within the roofspace of the property, although it is noted in isolation, the gable end extension could be built within the realms of permitted development. Amended plans were submitted following Officer concerns about overlooking and loss of privacy to the neighbouring garden at number 69 from the proposed secondary window serving bedroom 4. Whilst the window in the rear gable end could result in a degree of overlooking, it is considered the northern-most window of the new dormer would give rise to a more direct view of the rear garden of number 69 Birch Tree Drive and subsequently loss of privacy. The revised plans show the secondary window to bedroom 4 fixed shut with obscure glazing to a height of 1.7 metres above the finished floor level and it is considered this would mitigate the possibility of increased overlooking to the neighbouring property. The other windows in the proposed dormer are considered to be situated far enough away to limit additional overlooking. The proposal would have no adverse bearing on the properties opposite or to the north.
- 7.6 It is therefore considered that the proposal is unlikely to appear overbearing and the degree of overlooking has been minimised by the amended plan and would have a limited and acceptable impact on the properties immediately adjacent to the application site and the property to the rear when considered in the context of the permitted development rights available to the property, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the scheme.

## **8 Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00636 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 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 car parking, servicing and other vehicular access arrangements shown on the approved plan no. 01 to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.  
**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.
- 4 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.  
**Reason:** The unit of accommodation is not a satisfactory position and has insufficient amenity space to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows serving Bed 4 in the first floor east facing elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.  
**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

|                 |                                                         |
|-----------------|---------------------------------------------------------|
| Drg No.01       | Proposed block and parking plan and existing floor plan |
| Drg No.02       | Location plan and existing elevations plan              |
| Drg No.03       | Proposed floor plans                                    |
| Drg No.04 Rev A | Proposed elevation plans                                |

**Reason:** - To ensure provision of a satisfactory development.

