
Site Address:	29 Record Road, Emsworth, PO10 7NS		
Proposal:	Two storey side extension, with loft conversion and rear dormer windows. (Revised application.)		
Application No:	APP/15/00595	Expiry Date:	24/07/2015
Applicant:	Mr Lee		
Agent:	Mr Page	Case Officer:	Richard Nash
	GRP Architectural Design		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey semi-detached dwelling of traditional character and brick and tile finish, located within a generous plot on the east side of Record Road, south of its junction with Park Crescent. The dwelling is set back from the public highway by approximately 10 metres and the site has established boundary treatments, including a brick wall and hedging to the front. The locality is predominantly characterised by medium density residential development.

2 Planning History

APP/15/00020: Two storey side extension and loft conversion with rear dormer windows. refused for the following reasons:

1: Development of the site in the manner proposed would amount to over-development, in that it would give rise to an unsatisfactorily cramped development. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

2: Having regard to the bulk, scale and design of the proposal and its relationship with the adjoining dwelling to the south, the proposed development would be detrimental to the visual amenities and the quiet enjoyment of the adjoining property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

3 Proposal

The current application proposes a two storey side extension and loft conversion with rear dormer windows, and is a revision of the scheme refused under APP/15/00020. An element of the proposal, comprising internal works and a rear dormer window to the existing dwelling, could be carried out as permitted development under planning legislation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

5 Statutory and Non Statutory Consultations

County Ecologist: A Bat Scoping Survey (The Ecology Co-Op, August 2015) provides details of a Phase 1 site visit carried out during July 2015. The survey recorded no evidence of bat activity within the existing roof void and only a single hole in the timber soffit on the affected gable end. The requirement for survey at this property was due to the confirmed presence of a serotine bat roost in the adjacent dwelling, no.31. A number of fresh bat droppings were recorded within the roof void of 31 at the base of the dividing wall between the two dwellings during a bat survey in February 2012. It would appear that this dwelling does not currently support roosting bats and therefore the proposed extension works can be undertaken with minimal risk to bats. The bat report recommends the supervision of a licensed bat worker during the removal of the soffit. I would concur with this recommendation. Therefore, if you are minded to grant permission then it may be appropriate to add an informative note reminding the applicant of the legal protection afforded bats and that the work should be carried out sensitively to ensure that impacts continue to be avoided. For example: Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2010. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during building development works - should this occur, further advice should be sought from Natural England and/or a professional ecologist.
NB: Informative Recommended.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

Objection on grounds of: overlooking; loss of light; shadowing; loss of privacy and peaceful enjoyment; impact on parking; loss of path around garage and proximity to boundary; potential damage to boundary hedge; potential impact on drainage and lack of space for soil and vent pipes; out of character with street scene and locality; overdevelopment.

Comment:

Loss of the private path around the garage and potential damage to the boundary hedge would be civil matters and thus not material planning considerations, whilst drainage and provision for soil and vent pipes would be properly dealt with under the Building Regulations. The other matters raised are discussed below.

7 Planning Considerations

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 on the application site and locality
- (iii) Impact on neighbouring amenity

(i) Principle of development

The application site is situated within an urban area, where further development is considered acceptable subject to the usual development control criteria. Furthermore, the provision of an extension and alterations to a dwelling of this scale and character would normally be acceptable in principle.

(ii) Impact on the application site and locality

The proposed extension would partly replace a single storey garage of modest scale. The proposal would ensure that a good degree of external amenity space is retained at the property and the Applicant has provided a plan showing how sufficient parking could be provided. The proposed replacement of a sub-standard garage would in any case result in an improvement on the current parking situation. The County Ecologist's comments are noted above.

The previously refused extension would have meant the resultant dwelling would effectively fill the width of the plot, with this effect of overdevelopment amplified by the height, depth and bulk of the proposed extension. The proposal has now been reduced in scale and bulk, having a lower ridge height and stepping in from the front, rear and side elevations. The ground floor of the proposal would remain at the same width, but overall the reduction in bulk of the proposed first floor would result in an extension that would appear as a subservient and complementary addition to the main dwelling.

There was also previously concern that, although set back from the highway, the height and bulk of the extension would be such that it would result in a detrimental unbalanced appearance in the street scene when viewed in conjunction with its adjoining semi-detached dwelling. The adjoining property had benefit of planning permission for a more modest and subservient garage conversion and extension, and the current proposal would reflect this more closely and overcome the previous concerns.

(iii) Impact upon residential amenity

The proximity of the proposed extension to the boundary with the property to the south (27 Record Road), coupled with the height and depth of the proposed extension, previously presented a mass of flank wall to that property. The current proposal breaks this to some degree by stepping the first floor element back by approximately 1

metre and introducing a line of pitched tiling. This elevation would face onto the driveway and flank wall (at a distance of approximately 3 metres) of the neighbouring property, and any sense of overbearing effect and impact on outlook is now considered to be at an acceptable level within a tight-knit urban context. The proposal may result in a degree of additional evening shadowing to the adjoining property, but it was previously considered that this would be unlikely to be at a degree that could be considered detrimental. Reduction of the proposed garage width would render it unacceptable by modern standards and thus no improvement on the current situation.

Due to their height and proximity to the boundary of the site, formerly proposed first floor and dormer windows to the extension were considered likely, in combination, to result in a detrimental degree of overlooking of the neighbouring property at 27 Record Road. This proposed dormer has now been omitted. The proposed first floor window would serve a bedroom, which would not normally be considered to be a principal living area, and would face directly along the host garden, offering angled views towards the neighbouring property. This is not unusual within a tight-knit urban context and it is considered that a reason for refusal based on overlooking from this window would not be sustainable.

It is acknowledged that overlooking might be an issue in relation to the proposed dormer window to the existing dwelling and its impact on 31 Record Road, to the north. However, given that this could be constructed as permitted development, it is unlikely that a reason for refusal of the application based on this issue could be sustained.

8 Conclusion

The proposed two storey side extension and loft conversion would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00595, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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:

14063 PL300 B (Proposed Ground Floor Plan)
14063 PL301 B (Proposed First Floor Plan)
14063 PL302 A (Proposed Second Floor Plan)
14063 PL303 B (Proposed Elevations)
14063 PL304 C (Proposed Location Plan, Site Plan and Block Plan)

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2012.