
Site Address:	36 Skylark Avenue, Emsworth, PO10 7GB		
Proposal:	Proposed loft conversion with rear dormer.		
Application No:	APP/21/00475	Expiry Date:	08/07/2021
Applicant:	Mr & Mrs Boast		
Agent:	Mr C Curnow	Case Officer:	Joseph Toole
	Thorns - Young Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

36 Skylark Avenue, Emsworth, is located to the east side of Skylark Avenue. The application site is two storey mid terrace property comprising brickwork and concrete roof tiles. Vehicular access is from Skylark Avenue with parking to the side.

The property is located in a modern residential estate with surrounding properties of similar style and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

APP/13/00598 - Discharge of Condition No/s 5, 6, 7, 16, 17 and 19 of Planning Permission 10/74014/000., PERM,16/08/2013

APP/12/00837 - Reserved Matters Application (pursuant of outline planning permission 10/74014/000) for redesign of northern part of the site to provide a total of 161 units (reduction of 32 units) with associated parking and landscaping. , PERM,14/12/2012

APP/14/00536 - Application for written approval that the development has been carried out in accordance with approved details for Planning Permissions 10/74014/000 (outline) and APP/11/01089., PERM,10/07/2014

APP/14/00713 - Discharge of Condition No. 5 of Planning Permission 10/74014/000., PERM,06/08/2014

APP/14/01297 - Partial Discharge of Condition No. 33 of Planning Permission 10/74014/000 relating to plots 93-96 & 103-106., PERM,05/01/2015

APP/17/00300 - Variation of S106 legal agreement relating to Planning Permission 10/74014/000 (Hampshire Farm) to extend the period to procure that the Community Facilities (doctors surgery and pharmacy) are provided on the Community Facilities Land until the 1st December 2017. Extension of time Agreement until 13th October 2017, PERM,19/10/2017

3 Proposal

Proposed Loft Conversion with rear Dormer

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
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

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

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith
No Comment.

Councillor Lulu Bowerman
No Comment.

Councillor R Kennett
No Comment.

County Archaeologist
Thank you for your consultation. The application appears not to involve groundworks and so I would not raise any archaeological issues.

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: 9

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 character of the area
- (iii) Effect on neighbouring properties
- (iv) Archaeology

(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.

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

7.3 The proposed development would involve a loft conversion with a rear dormer. It would be used as a bedroom and en-suite. The proposed rear dormer would have a length of approximately 5 metres, a maximum depth of approximately 2.6metres with a maximum height of approximately 2.3 metres.

7.4 The proposed development would have tile hanging on the proposed dormer. This is considered to be in keeping with the context of the main dwellinghouse and context of the area.

7.5 The proposed rear dormer would not be readily visible from the street scene. It is not considered to have a negative impact on the character of the area.

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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. 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 There would be no side windows within the proposed rear dormer. Due to its position within the roof space it is not considered to have an negative impact upon the occupiers of No.38 and 34 Skylark Avenue.

7.8 To the rear there would be 3 windows within the proposed rear dormer facing out onto the rear garden. Due to the existing rear windows at the first floor level the new windows are not considered to cause an adverse impact on overlooking to both the side properties No.38 and No.34 Skyark Avenue or to No.4 Redwing Court to the rear. These proposed works would create views that are deemed acceptable within the context of a residential area.

- 7.9 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is noted no letters of objection were received with respect to the scheme.

(iv) Archaeology

- 7.10 The County's Archaeologist was consulted on the application and raised no objection.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00475

- 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:

Block Plan

Existing and Proposed Floor Plans and Elevations Drawing No. 5096:21 Rev A

Reason: - To ensure provision of a satisfactory development.