

Recommendation: **GRANT PERMISSION**

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

Hampshire Biodiversity Information Centre

Within 50m Notable and protected species - Brown Long-eared Bat roost

Officer comment - it is not anticipated that this development will impact this species

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No 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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) CIL

(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 This proposal comprises extensions to extend the property towards the rear as well as extensions to the roof to create habitable space at first floor level. The alterations to the roof include altering the existing small hip to create a pitched roof which would extend back towards the rear. Towards the front a pitched roof dormer is proposed to the front elevation which would be centrally sited with a height of approximately 2.6 metres , a width of 2.5 metres and a depth of 3.5 metres. To a ridge height of approximately 6.2 metres, the property would then be extended back towards the rear, beyond the rear elevation wall of the existing single storey element by approximately 3.5 metres , joining to the existing garage, linking the garage to the property internally. There would be no increase in width from existing. The rear of the property would form a gable wall featuring two windows and bi-fold doors at ground floor level leading out into the garden from the newly created open plan kitchen/living area . At first floor level a Juliet balcony would serve the new master bedroom - this room would also be served by 4 rooflights, two on each side of the roof slope . The first floor space would also create bedroom 3 located towards the front which would be served by the front dormer window . There would also be a dressing room and en-suite attached to the main bedroom- the en-suite would feature a rooflight to the north elevation and there would be a rooflight also above the stairwell which would be located on the southern elevation roof slope. At ground floor level on the southern side elevation would be a high level window serving the kitchen , a new doorway and an adjacent window. The newly internalised garage would also have a new door leading out into the rear garden and a porch would be added to the front elevation of the main property. The proposed materials comprise of slate tiles to the roof and white weatherboard cladding to the elevations.

7.4 The proposed alterations to the roof , including the front dormer are judged to be generally in keeping with the streetscene and the host property. The forming of the pitched roof would not result in a widely different appearance from the front than is existing, with the front dormer meeting much of the Havant Borough Design Guide criteria in scale and design. The proposed alterations, with the extending of the property at ridge height back towards the rear would result in an inevitable increase in mass and bulk although this would not be readily visible from the public realm . The proposal is judged to be in accordance with policies D1 , D2 and D3 of the Emsworth Neighbourhood Plan.

- 7.5 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

- 7.6 To the north of the application site is no 33 Westbourne Avenue which is a pitched roof bungalow with single storey extensions to the rear as well as a detached garage sited alongside the shared boundary. The proposed extensions at no 31 would stop approximately 0.4 metres beyond the rear wall of no 31, alongside the garage. The separation distance to the boundary would be approximately 1.5 metres. On the side elevation of no 33 there are 3 windows, one on the original property which faces the side wall of no 31 and 2 windows on the rear extension which serve a kitchen and project beyond the rear of no 31, screened by the boundary fencing. The proposed extension would be located within close proximity to these windows, however there would be approximately 3.5 metres separation distance due to the separation on the side of no 33 from the side boundary. Whilst the extension would result in some impact upon these side windows in terms of light and outlook, it is also noted that this room is also served by doors to the rear with dual aspect. In addition, much of the windows are already obscured by the fence line, with the proposed roof sloping away from the property. For these reasons, whilst some impact is noted, this proposal is not judged to result in substantial harm to the amenity in terms of overbearing or overshadowing impact. The proposal would also include rooflights to the side elevation. Amended plans have been received which show the eil height to be 1.7 metres above finished floor level which would reduce overlooking. The rooflights to both sides serving the rear bedroom would be conditioned as such. The rear Juliet balcony would have views directly down the rear garden of the application site - there would not be direct views down into private amenity spaces of neighbouring properties.
- 7.7 To the south of the application site is no 29 which is a two storey dwelling. The proposed extension would come approximately level with the rear extension at no 29. No 29 has a sitting room window at ground floor level which is the closest sited window to the side boundary at ground floor level. There is an existing garage which has a fairly steep pitched roof located to the rear of no 31 alongside the side boundary and the proposal would not breach the 45 degree line taken from the mid point of the sitting room window as specified in the Havant Borough Design Guide as a rule of thumb for measuring overshadowing. The rooflights on this side would also be conditioned to ensure the eil height is set at 1.7 metres above finished floor level and the landing window set slightly down would be set forward of the rear and would only offer fleeting views when using the stairwell.
- 7.8 To the rear of the application site are the rear of nos 4 and 5 Silvertrees. There would be a separation distance of 48-50 metres back to back. This satisfies the minimum separation distance as specified in the Havant Borough Design Guide and is therefore not deemed to result in any harmful overlooking.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.10 This proposal would result in 4 bedrooms at the property, an increase of 2 bedrooms. As per the Havant Parking SPD, a property with this bedroom number requires 3 parking spaces - this has been shown on the submitted parking plan.

(v) CIL

- 7.11 This proposal is CIL liable , with the additional floor area coming to approximately 102 m2. The total chargeable CIL amount would come to £15,163.39. It is noted that self build exemption would be claimed .

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality 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/21/00662 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:

21074-02 Rev B Proposed elevations floor plans and section uploaded on the 27.07.2021

Design and Access Statement uploaded on the 22.06.2021

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 4 The four rooflight windows at first floor level in the north and south facing elevations serving the bedroom shall have a minimum cil height of 1.7m from finished floor level.

Reason: To accord with the submitted details and to avoid potential overlooking to the neighbouring property having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Design Guide SPD 2011 and the National Planning Policy Framework.