
Site Address: 537B Southleigh Road, Emsworth, PO10 7TF
Proposal: Single storey rear extension, mono-pitch roof over garage, use of loft space as habitable accommodation including installation of dormers to north and south elevations.
Application No: APP/15/01352
Applicant: Mr and Mrs Pope
Agent: Mr J Bessant
Ward: Emsworth

Expiry Date: 15/02/2016
Team: Team 2
Case Officer: Heather Lealan

Jimmy Bessant Architecture

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 537B Southleigh Road, Emsworth, is a semi-detached two storey dwelling located on the northern site of the road. The dwellings are set centrally within their plots, some 17m (approx), from the front site boundary. There is parking provision available for a number of cars to the front of the dwelling house.
- 1.2 The streetscene is varied, predominantly residential, with chalet bungalows, two storey detached and attached dwellings. There is a prevalence and dormers of many styles within the immediate vicinity of the application site.

2 Planning History

No relevant history on Acolaid

3 Proposal

Single storey rear extension, mono-pitch roof over garage, use of loft space as habitable accommodation including installation of dormers to 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

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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

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

(ii) Impact upon the streetscene

7.2 The elements of the scheme that will be visible from the public realm will be the mono-pitched roof over the garage and the flat roof front dormer. Given the large degree of dormers of varying styles and dimensions within the immediate streetscene, it is not considered in this instance that the dormer would be out of keeping or detrimental to the visual amenities of the streetscene. Furthermore, the dwelling is set so far back from the highway that the changes would not be visual intrusive when considered within the local context. There is an increase in the number of bedrooms but ample parking remains onsite to meet the adopted standards. As such, it is considered that the proposal would not be harmful to the visual appearance of the locality and would be in accordance with adopted Core Strategy policy CS16 (c).

(iii) Impact upon residential amenity

7.3 The proposals to the front of the dwelling will not have an unacceptable impact of residential amenity. The proposed extension to the rear is single storey in nature and, at 3.5m in depth, is far less than what could be permitted for an attached dwelling under the prior notification procedures. The dormer to the rear would accord with permitted development restrictions and, although a new form of overlooking will be created, it is not unreasonable or unacceptable in an urban context. As such it is considered that the scheme accords with policy CS16(e) of the Core Strategy

8 **Conclusion**

- 8.1 It is considered that all elements of the scheme are acceptable. The introduction of a flat roof dormer within the front roof plane is considered, on balance, to be acceptable given it's context within the existing streetscene. Therefore, the application is recommended for permission subject to the conditions as listed below.
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9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01352 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:
Proposed Site and Location Plan drwg.no PL.71.15-01 received 1 December 2015
Proposed Floor Plan drwg.no PL.71.15-04 received 1 December 2015
Proposed Elevations drwg.no PL.71.15-05 received 21 December 2015
Reason: - To ensure provision of a satisfactory development.