
Site Address:	59 Havant Road, Emsworth, PO10 7JQ		
Proposal:	Proposed second floor extension with front, rear dormers and rooflights to west elevation.		
Application No:	APP/16/00111	Expiry Date:	28/03/2016
Applicant:	Mr & Mrs Paterson	Team:	Team 2
Agent:	Mr B Harding	Case Officer:	Karen Wooden
	BH Architecture Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a large detached dwelling dating from the turn of the 19c and is located on the western side of Havant Road.

The property is of red brick construction and has a brown hung tiled roof, with two dormer windows to the front elevation. A driveway runs down the west elevation, which accesses a rear parking area and double garaging for the application site, and leads to No. 61 Havant Road, which is located to the rear.

2 Planning History

APP/10/00484 - Velux windows and UPVC double doors. (Revision to Planning Permission APP/10/00081.), PERM,26/10/2010
APP/10/00779 - Application for non-material changes to Planning Permission No. APP/10/00081 relating to relocation of 1 No. door and revised fenestration., PERM,18/11/2010
APP/12/00318 - Replacement of clear glazed first floor window to side elevation. (Retrospective Application.), PERM,06/06/2012

3 Proposal

Enlarge existing dormer window to the south elevation, creation of dormer to north elevation, infill roof between dormers and installation of 4 velux roof lights to roof slope and 3 dome roof lights.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

None required for this application.

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) Impact upon the character of the area
- (iii) Impact upon residential 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.

(ii) Impact upon the character of the area

The initial application submitted showed the proposed infill section to be white PVC clad to match the existing dormer. It was considered that this would not blend in with the existing property and therefore would have a detrimental affect on the appearance of the building. Amended plans have now been received showing the infill to be of concrete vertical tiles to match the existing roof materials. It is considered that this will soften the appearance and be more in-keeping with the existing building and surrounding area.

The enlargement of the existing dormer to the south elevation, and creation of the dormer to the north elevation are not considered to cause detriment to the streetscene.

(iii) Impact upon residential amenity

The proposed development includes the enlargement of the current dormer to the south elevation and the creation of a dormer to the rear elevation. On the opposite

side of Havant Road is No. 56 Havant Road, a large detached dwelling. The separation distance between this property and the front elevation of No. 59 Havant Road is approximately 40m. The property to the north of the site, No. 61 Havant Road is located approximately 25m from the application site. As such these alterations would not result in any significant loss of amenity to the neighbouring properties, and no objections have been received in relation to this application.

8 **Conclusion**

The proposal complies with policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework and therefore it is recommended that permission is granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00111 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:

Existing floor layouts & elevations Drawing No. 1 (Rev B)
Existing elevations & sections/site sections Drawing No. 2 (Rev B)
Amended proposed floor layouts & elevations Drawing No. 3 (Rev D)
Amended proposed section/site section/proposed roof layout Drawing No. 4 (Rev D)
Block and location plans Drawing No. 5 (Rev A)

Reason: - To ensure provision of a satisfactory development.