
Site Address:	626 Southleigh Road, Emsworth, PO10 7TA		
Proposal:	Rear roof extension and loft conversion incorporating new roof windows.		
Application No:	APP/16/00015	Expiry Date:	08/03/2016
Applicant:	Mr Martin	Team:	Team 2
Agent:	Mr Farrer	Case Officer:	Bee Crawford
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

-1 Site Description

- 1.1 The application site is an older style detached bungalow with a grey slate roof and elevations of red multibrick and cladding to the front. The site is level with open vehicular access, an area of block paving and grass. There is a 1.5 metre high wall to part of the front boundary and fencing to the eastern and western boundaries. The rear garden has a depth in excess of 60 metres and is mainly laid to lawn with a patio area, a log cabin, greenhouse and mature trees and shrubs. There is a 1.8 metre high fence to the western and southern boundaries and a 2 metre high fence, shrubs and the rear of a block of garages to the eastern boundary.
- 1.2 A detached bungalow is to the west, a modern detached two storey property beyond a public footpath is to the east, the rear garden of a property in Conigar Road is to the south (rear) and older style two storey detached properties are opposite. The surrounding area is of medium density consisting of a mixture of two storey detached, semi-detached and terraced properties and detached bungalows of individual and similar design, style and age range.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the extension of the roof to the rear to a gable end with weatherboard cladding and the provision of five rooflights. The roof extension is 4.15 metres in depth, 8.3 metres in width, continuing the existing 6 metre ridge height. There are three new rooflights to the eastern roof slope and two new rooflights to the western roof slope.

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

FAO Mr P Marshall, Development Engineer
No adverse comment.

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: 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 streetscene
- (iii) Effect on neighbouring properties

(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 control criteria.

(ii) Appropriateness of design and impact on the streetscene .

7.3 The proposal is to the rear of the property which is set back approximately 14 metres from the highway, consequently it would not be visible from the public realm. The extension would be a modest addition to the property with no increase in the existing footprint and would result in a cohesive form of development. It is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.4 There are windows to both side elevations of the roofslope and the two on the western elevation have been conditioned to protect the privacy of the neighbours at number 624 Southleigh Road which is a similar type of property and approximately 3.5 metres away. The blank western elevation of the modern two storey property to the east is 4 metres away at the nearest point and 6 metres at the furthest point and it was judged the proposed new windows would not have an adverse impact on this property. The extension does not extend beyond the line of the existing rear elevation with no increase in the overall width of the property and the roof pitches away from the neighbouring properties which would lessen any perception of the development being overbearing.
- 7.5 There is a window with a Juliet balcony in the gable end (southern) elevation of the extension and whilst this could be perceived to increase the level of overlooking to the neighbouring properties, it is set in approximately 4 metres from the property boundaries and a comparable proposal could be built without planning permission. The properties to the rear are considered to be a sufficient distance away for any impact to be negligible.
- 7.6 It is therefore considered that the proposal is unlikely to appear overbearing or lead to unacceptable overlooking and would have negligible impact on the properties immediately adjacent or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted that no objections were received for the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00015 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, together with new timber cladding.
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 Notwithstanding the provisions of any Town and Country Planning (General

Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted, the windows in the roof slope elevation facing west shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No P_03B	Location and proposed block plan
Drg No EX_01	Existing floor and elevations plan
Drg No P_01	Proposed floor plan
Drg No P_02	Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.