
Site Address:	27 Park Crescent, Emsworth, PO10 7NT		
Proposal:	Proposed front porch, ground and first floor front extension over existing garage, new front pitched roof dormer, single storey rear extension and pitched roof to rear dormer.		
Application No:	APP/16/00412	Expiry Date:	14/06/2016
Applicant:	Mr Walker		
Agent:	Mr Mousley	Case Officer:	Tina Pickup
	Bob Mousley Architects		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached two storey dwelling located on the south side of Park Crescent which has a very mixed street scene comprised of detached bungalows and two storey dwellings of a mix of architectural styles and ages. The application site, No 27, has pale brown bricks and cream render beneath a plain tiled half hipped roof which includes a mansard effect front slope above an integral garage. The dwelling is set back some 15m from the highway behind a front hedge - there is a driveway for the parking of at least 2 cars. To the rear the site has a 3m deep half width conservatory to the east side, a 5.3m deep single storey store to the west side, and a large flat roofed rear dormer. Between the store and the western boundary with No 25 the side alley is covered over with a lean-to corrugated roof.

The site is flat and enclosed with 1.8m high close boarded fencing and mature shrubs. No 25 to the west is a low profile bungalow set close to the shared boundary and set back deeper in the plot such that it extends at least in line with the rear store of the application site. This bungalow has also infilled the side alley with a lean-to style roof like the application site. No 29 to the east is a gable fronted two storey dwelling that is also set further back than the application dwelling. No 29 is close to the shared boundary and this elevation is an imposing blank brick wall with large side dormer.

2 Planning History

None relevant

3 Proposal

The application proposes several separate elements:

1/ Proposed enlarged front porch with pitched roof and overhang supported on pillars - would measure 3m wide x 3.3m deep x 3.8m high

2/ Ground and first floor front extension over existing garage - this would remove the mansard style roof and replace with a two storey gable projection having an eaves line to match and incorporating chestnut cladding and a large glazed window in the gable.

3/ New front pitched roof dormer, which amended plans have reduced in scale

4/ Single storey rear extension which involves the demolition of the existing conservatory and store and erection of a full width flat roofed rear extension having a depth of 5.3m with eaves height of 3m and two lantern lights. This would be finished in chestnut cladding.

5/ Adding a pitched roof to the existing flat roofed rear dormer.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Borough Design Guide SPD, 2011
and Residential Parking and Cycle Provision, 2010

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: concerned re drainage - main drain shared and blocks; previous extension refused for drainage issues

Comment: This would be a matter for Building Control or Southern Water and no record of any previous extensions at all. It is noted that GIS record does not show sewer lines within the site, however it would be for the applicant to ensure that sewers are not adversely impacted by the proposed development.

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
- (iv) Highways and drainage

(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 streetscene

The proposed extensions include general renovations of the dwelling and the use of more contemporary materials including the chestnut cedar cladding. In this mixed streetscene this is considered visually appropriate. As originally submitted the proposed front dormer was considered overly large, bulky and 'top heavy' for the roofspace, contravening the Design Guide SPD on dormers. Amended plans have been received reducing the width and height of the dormer which is now better proportioned to the roofslope and windows below. In street scene terms this is now considered acceptable and compliant with policy CS16 clause 1. c).

(iii) Impact upon residential amenity

The proposed rear extension, at 5.3m deep, is the same depth as the existing store on the western side and 2m deeper than the existing conservatory. Considering the footprint of both neighbours extend to this point or beyond then the rear extension will not have any overshadowing or overbearing effect. Whilst higher than the existing store and conservatory, at 3m high the proposed extension would have no effect on the blank side elevation of No 29 and is buffered by the lean-to structure over the side path of No 25.

The front extension over the integral garage would bring forward the bulk of the side wall by a maximum of 2m. The eaves follow the existing line and the roof hipped away from the side with a maximum height of 6.5m. Whilst this would have some affect on the outlook from and overshadowing to No 29, the difference is considered to be minimal. No 29 is set back behind the frontage of the application dwelling and this area is the approach to the front door of No 29 - it is already overshadowed by the bulk of the existing dwelling and so the additional bulk is unlikely to materially add to this.

The first floor side windows in the west elevation are all existing and those in the east elevation are altered - an existing side bedroom window becomes a smaller bathroom window - hence the overall impact from side windows is improved.

(iv) Highways

The existing dwelling has 4 bedrooms and the proposed alterations increase this to 5. Under the current adopted parking guidelines this would not trigger the need for any additional parking - the site already has 3 on site spaces - one in the integral garage

and 2 on the frontage.

8 **Conclusion**

It is considered that the various proposed elements and revised plans result in renovations with a contemporary visual image, which in this mixed area is considered appropriate. The extensions would not cause any demonstrable harm to the amenity of the occupiers of the neighbouring dwellings and as such are recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00412

(A) 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, or as indicated on the hereby approved plans and submitted details.

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:

Location Plan Drawing No: BD543 LP01

Block Plan Drawing No: BD543 BP01

Existing Floor Plans Drawing No: BD543 EP01-1,2,3

Existing Elevations Drawing No: BD543 EE01-1,2,3,4

Proposed Floor Plans Drawing No: BD543 PP01-1,2,3 Rev J

Proposed Elevations Drawing No: BD543 PE01-1,2,3,4 Rev J

Reason: - To ensure provision of a satisfactory development.