
Site Address:	8 Grenfield Court, Emsworth, PO10 7SA		
Proposal:	Loft conversion.		
Application No:	APP/15/01003	Expiry Date:	25/04/2016
Applicant:	Mr A Marlow-Harding		
Agent:	Mr Chris Watts	Case Officer:	Emma Chisnall
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

8 Grenfield Court is a detached bungalow constructed of red brick walls with a concrete tiled pitched roof. The dwelling is on level ground and has parking available along Birch Tree Drive. The amenity space is moderate and hard-surfaced to the front, back and east elevation of the dwelling. To the west of the dwelling the amenity space is adequate and is currently used as garden space which is surrounded by a 1.8m fence boundary.

2 Planning History

None

3 Proposal

Loft conversion measuring 4.6 deep, 11.5m wide, 1.6m high

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
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Council Design Guide Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water Comment:

No adverse comment in regards to the 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: 6

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. The proposed works will convert the loft and create two bedrooms, one en-suite and a dressing room with landing.

(ii) Impact upon the character of the area

The proposed works would be viewable from the streetscene from the east elevation however as there are multiple examples of similar development within Grenfield Court it is considered this type of development would not look out of place. Visually the extension appears in proportion to the roof shape and from being set away from the boundary it should ensure that the character of the area and the existing dwelling is not impacted negatively. By using matching materials to that of the existing dwelling it should ensure that the development looks in-keeping with the existing dwelling.

(iii) Impact upon residential amenity

The opposite neighbour to No 8 is No 7 Grenfield Court and this is the dwelling the proposed extension would face. All dwellings along Grenfield Court are of similar style and design which means that the proposed works would look onto the solid roof of No 7 which does not have any windows. It is considered that due to the position of the extension and that the proposed windows will face the roof that the amenity space at No 7 should remain unaffected. Due to the angle of the extension and the proposed windows it is unlikely that any over-looking would be caused and therefore the development can be considered acceptable.

The proposal includes three rooflights to be positioned on the north front elevation which will face No 9 Grenfield Court. Due to the close proximity of the windows to No 9 these will be conditioned to be obscure glazing and non-opening to ensure No 9 is not

over-looked or has its privacy compromised.

It is considered that no additional dwelling's would be impacted by the proposed works and therefore the development can be considered acceptable.

8 Conclusion

No 8 Grenfield Court has adequate amenity space between itself and No 7 Grenfield Court to accommodate the proposed loft extension. By ensuring the rooflights on the north elevation are conditioned accordingly this will ensure there is no loss of amenity space to the immediate neighbours nor a negative impact on the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/15/01003 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:
Site Plan, Proposed and Existing Ground Floor Plan, Proposed First Floor Plan and Existing and Proposed Elevations Plan: Drawing No 4
Reason: - To ensure provision of a satisfactory development.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the three windows in the roof (rooflights) on the north front elevation facing No 9 Grenfield Court shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.