
Site Address:	21 Birch Tree Drive, Emsworth, PO10 7RS		
Proposal:	Two storey side and rear extensions.		
Application No:	APP/15/01412	Expiry Date:	03/03/2016
Applicant:	Mr A Cockerill	Team:	Team 2
Agent:		Case Officer:	Rachael McMurray
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential part of north Emsworth in Birch Tree Drive. The area is characterised by mainly detached or semi-detached bungalows, some with roof extensions. The application site at No. 21 is typical of this and comprises a link detached bungalow, which has a garage linked with No. 19. There is on site parking along the side driveway in front of the attached garage. There is a small garden to the front of the dwelling and a level rear garden which is enclosed by a 2m high wooden fence. The dwelling has an existing flat roof dormer on the west roof elevation. The adjacent property at No. 23 is set further back from the highway by 7m.

2 Planning History

APP/15/00915 - Two storey extension to the rear and side., WD,26/10/2015

3 Proposal

The previous application (APP/15/00915) was withdrawn following concerns raised over the bulk and overbearing impact of the gable end roof extension.

The revised proposal has been amended to address these concerns. It now includes:

- the same extension at the rear which extends out the property at roof level by 2m.
- the same new dormer on the eastern roof elevation
- the same single storey flat roof extension on the west elevation which extends along the depth of the dwelling and rear extension.
- An extension to the existing flat roof dormer on the west elevation in place of the projecting gable end roof extension. This dormer would extend along the depth of the roof and part of the rear extension.

It should be noted that the total cubic capacity of the dormer extensions totals 54.5m³ and therefore the majority of the extension would be carried out permitted development under Class B of the General Permitted Development Order, as amended.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 1 x objection

- The rear window at FF level will overlook No. 23
- The outlook from the side facing windows in No. 23 would still suffer a greater sense of enclosure from the side facing dormer window and suffer a loss of light.
- The windows in the west facing dormer would result in a loss of privacy to No. 23.

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 the design and impact upon the streetscene
- (iii) Impact upon neighbouring properties

(i) Principle of development

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

(ii) Appropriateness of the design and impact upon the streetscene

The proposal does include an enlargement and extension of the existing dormer window on the west roof elevation. As No. 23 is set further back from the highway, this dormer window would be highly visible in the streetscene. Normally flat roof dormers

are not encouraged as the best design solution on a pitched roof building. However, there are several examples of flat roof dormer windows in the immediate locality, some of which extend along the length of the roof slope, albeit more subservient than the proposal for the west elevation. Therefore, whilst the dormer would be fairly large and prominent, it would not be wholly out of character and therefore is not considered to have an adverse impact on the character of the dwelling or its visual impact within the streetscene.

The dormer on the east elevation is a smaller version of the east dormer extension, but would be set back on the roof slope further towards the rear elevation. It is considered that this would have minimal visual impact. The rear extension would be a continuation of the existing roof line and would not be highly noticeable from the streetscene.

The ground floor extension to the west/side of the dwelling is again not the most ideal design solution given its flat roof. However, with a height of 2.5m, the impact of the structure is minimised. It is noted that a side extension could be included along the length of the dwelling with a maximum height of 4m so this is considered to have less visual impact than an extension of that scale.

(iii) Impact upon the neighbouring properties

Concerns have been raised over the potential impact on No. 23 in terms of the proposal resulting in a loss of light and outlook to the side facing windows in No. 23 and from the first floor rear window resulting in overlooking. In terms of overlooking from the rear window, this window could be inserted in the existing rear elevation at first floor level without the need for planning permission. In any case the view from this window would be down the rear garden of the application property and only obliquely over the neighbouring property.

With regards to the impact of the side facing dormer, this is an improvement on the previously proposed gable end extension on the east elevation which would have resulted in an overbearing impact on the amenity of No. 23. The proposed dormer would include 4 no. separate windows (a further two than those on the existing dormer). Three of these windows could be conditioned as obscurely glazed as they either serve WCs or as a secondary window to a bedroom. The fourth window closest to the north elevation, would need to be clear glazing as it would be the only window to serve a bedroom. However, this window is furthest from the front elevation of No. 23 and would therefore have less impact and overlook the driveway which is already in the public realm.

In theory, if all the windows were obscurely glazed, and the dormer window on the west elevation slightly smaller to bring the total cubic capacity to 50m³ or less, then the dormer roof extensions could be carried out under permitted development. As such, whilst the concerns of the neighbours are recognised, a reason for refusal could not be justified. This also applies to the ground floor side extension which if only extended to the existing rear elevation, could be carried out under permitted development.

8 Conclusion

The small areas of the development which impede past the permitted development tolerances are not considered to make the overall proposal unacceptable and as such, the revised application is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01412 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the east elevation including the roof slope and dormer extension without the prior written approval of the Local Planning Authority.
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 2012.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / building hereby permitted the windows in the west elevation dormer window serving the 2no. en suite bathrooms and bedroom 5, 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.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed elevations - DN: PL-12 C
Proposed ground floor plans - DN: PL-05 A
Proposed first floor plan - DN: PL-06 A
Proposed roof plan - DN: PL-07 B
Proposed block plan - DN: PL-14 B
Location and block plan - DN: PL-01

Reason: - To ensure provision of a satisfactory development.

