
Site Address:	597 Southleigh Road, Emsworth, PO10 7TE		
Proposal:	Roof conversion with rear dormer window and rooflights to front elevation along with front porch.		
Application No:	APP/15/00709	Expiry Date:	19/08/2015
Applicant:	Mr & Mrs Trent	Team:	Team 2
Agent:	Mr Farrer	Case Officer:	Tina Pickup
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

No 597 relates to a semi detached dwelling located on the north side of Southleigh Road, set in a strong linear line of other similar dwellings, all set back some 12-14m from the highway. The dwelling has a side gable end with red quoining brickwork with pebble dashed first floor front elevation beneath a concrete tiled roof. To the rear the property has an original small single storey lean-to style addition and a large detached shed located adjacent the western boundary which comprises 1.8m high close boarded fencing. To the north of the rear garden of 595 adjacent lies a bungalow accessed off Nursery Close such that the rear elevation, including a conservatory, and small rear garden share the western elevation with the application site. An apple tree in the application site behind the shed currently provides a degree of screening between these gardens.

No 299 as the attached dwelling already has a large rear dormer with juliette opening/balcony - almost identical to that currently now proposed. It also has a rear conservatory on the shared boundary with the application site.

To the front the dwelling has a ground floor bay window and the existing porch is simply a hipped roof open sided canopy. There is a 1m high close boarded fence adjacent the highway with gates to a tandem driveway. There are 3 trees within the front garden. The land and area is relatively level.

2 Planning History

None

It is also noteworthy that at No 299 the existing dormer was constructed under permitted development rights and there is no planning history for this development either.

3 Proposal

The proposal involves both a rear dormer including a juliette style balcony/opening doors with 3 roof lights in the front elevation; aswell as the addition of a front porch measuring 2.325m wide by 2.25m deep having a pitched roof with ridge height of 3.4m high. The dormer would be set marginally down from the ridge and recessed in from both sides and the eaves by at least 200mm. It would measure 3.9m wide and be clad with tile hanging to match the neighbouring 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)

The Borough Design Guide SPD, Dec 2011

and Residential Parking and Cycle Provision SPD, March 2010

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: property very close to rear and dormer window will adversely affect privacy; had concerns about a similar proposal 2 years ago but was advised planning approval was not necessary; 599 does not have a rear dormer window which is what I am concerned about

Comment: 599 does have rear dormer with juliette doors constructed under permitted development; however this element of current proposal is also permitted development - see comments below

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 parking

(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 volume of the proposed rear dormer calculates at about 24.2 cubic metres. It also meets all other criteria of Part 1, Class B of the new consolidated Town and Country Planning (General Permitted Development) Order 2015, which includes the provision of Juliette style opening doors where there is no external platform. Therefore the proposed rear dormer could be constructed under permitted development rights and does not need this formal consent. Regard must be had to this fact when determining the application. This application has been submitted because the proposed front porch exceeds the criteria of Class D and hence this element of the proposal does need formal planning permission.

(ii) Design and Impact upon the streetscene

The rear dormer would not be visible from the public realm and hence would not be harmful to the character of the area. Considering it could be constructed as permitted development and the adjacent property has an identical dormer, then there is no objection to the current proposed dormer.

With respect to the proposed porch, other dwellings in the vicinity have added similar large front porches (No 599 and 601 particularly) and together with the long front gardens giving plenty of space to the frontage, then the visual impact of the porch would be minimal. It would not be overly dominant to the street scene and the existing trees in the frontage provide further visual softening.

(iii) Impact upon residential amenity

Whilst the letter of objection relates to loss of privacy, the proposed dormer could be constructed under permitted development and hence it would be inappropriate to resist the development on amenity grounds. Furthermore, other properties in the vicinity have similar rear dormers and in this established residential area the associated overlooking from high level windows is an existing scenario.

There would be no impact to neighbouring amenity from the proposed porch.

(iv) Highways and parking

The proposal results in the creation of a fourth bedroom and hence under the Residential Parking and Cycle Provision SPD, a third on site parking space is required - this can be achieved and the proposed parking layout avoids the existing trees on site, allowing for their retention. There is no objection to the proposal from the Development Engineer.

8 Conclusion

The proposed dormer and porch, given that the dormer could be constructed under permitted development rights, are considered visually appropriate to the street scene and will not result in any additional loss of amenity. The proposal is therefore considered compliant with policy CS16 clause 1 c) and e) and is recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00709

(A)

(B) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2012.

- 3 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.

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

Location, Block and Proposed east & west elevation Drg No P_02A

Existing Survey Drg No E_01

Proposed Conversion & Front Porch Drg No P_01A

Reason: - To ensure provision of a satisfactory development.