
Site Address:	4 Cuckoo Close, Emsworth, PO10 7GE		
Proposal:	Loft conversion with dormer window to front elevation.		
Application No:	APP/14/01196	Expiry Date:	20/01/2015
Applicant:	Mr Sumecki	Team:	Team 2
Agent:	Mr Rosenthal	Case Officer:	Tina Pickup
	Rosenthal Design Services Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

Cuckoo Close is part of the new Bloor Homes Development off Skylark Avenue at the eastern end of Southleigh Road. No 4 is recently constructed and occupied; a detached red brick gabled fronted dwelling. It has a detached single garage to the side together with plenty of tarmaced drive for the parking of 2 additional vehicles. No 1 - 7 Cuckoo Close are opposite a parking area and have an outlook across this towards a play area and open space i.e. there are no dwellings opposite. No 1 to 3 Cuckoo Close are set further forward whilst the application site and No 5 - 7 adjacent are set further back in a line.

2 Planning History

12/00837- Reserved matters app for redesign of northern part of site to provide 161 units with parking & landscaping
PP 14/12/12 NB/ Condit 2 withdrew pd rights for classes A,B,C and E

3 Proposal

The proposal involves a loft conversion to create an additional bedroom and en suite through the provision of a pitched roof dormer and velux window in the front (south-east) roof slope and 3 further velux windows in the rear (north-west) roof slope. The dormer would have a gable front with tile hanging.

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 - none received

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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. Whilst permitted development rights have been withdrawn for extensions, including roof alterations, on this housing site, the proposed dormer requires planning permission because it is on the front/principal elevation.

(ii) Impact upon the streetscene

The proposed dormer is modest and well designed, being proportionate to the roof slope. It is set well below the ridge and in from the sides and up from the eaves and complies with the adopted Residential Design Guide SPD. Elsewhere on the new estate are other examples of identical/very similar designed dormers - albeit that they were part of the original design rather than being additions. It is considered that the proposed design and materials are visually acceptable to the street scene and character of wider area and complies with Policy CS16.

(iii) Impact upon residential amenity

There are no other dwellings to the front of the property and No 3 adjacent, whilst set further forward, has a blank side gable facing the application site - so there will be no overlooking/loss of privacy resulting from the front dormer and velux. To the rear the property is back to back with other residential development, including 2 1/2 storey terraced town houses that have roof lights in their rear roof slopes. In such a tight knit residential area the additional potential overlooking between gardens as a result of the proposed 3 roof lights would be very marginal and not harmful to existing levels of amenity. As such the proposal is considered to be acceptable and comply with policy CS16.

(iv) Highways and parking

The existing dwelling has 4 bedrooms and as such requires 3 parking spaces which are provided on site via the garage and 2 spaces in front. The proposed additional 5th bedroom does not trigger any additional parking requirement and as such there is no highway objection to the proposal.

8 Conclusion

The proposed dormer is modest and well designed and visually acceptable having no detrimental harm on either the street scene or neighbouring residential amenity. It is therefore considered compliant with the adopted Residential Design Guide SPD and Policy CS16 and is recommended for planning permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01196

(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 hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Drawing No: PG No 08 draft 3A
Existing elevations Drawing No: PG No 06 draft 2A
Existing GF Plan Drawing No: PG No 01 draft 2A
Existing FF Plan Drawing No: PG No 03 draft 2A
Proposed elevations Drawing No: PG No 07 draft 2A
Proposed GF Plan Drawing No: PG No 02 draft 2A
Proposed FF Plan Drawing No: PG No 04 draft 2A
Proposed SF Plan Drawing No: PG No 05 draft 3A

Reason: - To ensure provision of a satisfactory development.