
Site Address:	95 Woodlands Avenue, Emsworth, PO10 7QD		
Proposal:	Proposed rear and side extension and loft conversion.		
Application No:	APP/14/00288	Expiry Date:	14/05/2014
Applicant:	Mr Palmer	Team:	Team 2
Agent:	Mr Bessant	Case Officer:	Heather Lealan
	JB Architecture		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached pitched roof bungalow, with a garage and driveway to the west elevation. The dwelling has been extended to the rear by a single storey extension with a pitched roof.
- 1.2 To the west is a detached bungalow of similar design. To the rear is a conservatory. The boundary treatment consists of a 1.2m fencing increasing in height to a 1.8m fence towards the rear of the application site. A bedroom window is located to the side and is the only source of light to this room.
- 1.3 To the rear side elevation of a detached bungalow.

2 Planning History

05/70622/000

Single storey rear extension and erection of replacement garage in the same location as that existing.

Permitted

APP/12/00811

Single storey side extension, incorporating the existing garage and rear extension.

Permitted but not implemented

3 Proposal

- 3.1 The application seeks to erect a rear and side extension and loft conversion. The plans were amended (28th April) to move three rooflights from the east to the west elevation.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

No response received but an informative should be added to any planning consent regarding sewer which transverses the site.

Building Control

No comments

Comment - The works will be subject to approval under The Building Regulations.

Highway Engineer

I have no adverse comment to this application provided three pacing spaces are provided and facilities for cycles.

Comment - 3 parking spaces should be condition. There is sufficient space for cycle storage within the site

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: 9

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) Effect on neighbours
- (iii) Effect on the character of the dwelling and streetscene

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

- 7.3 When viewed from the west elevation the proposal is set slightly back from the shared boundary than the attached garage, (which is shown to remain on site although it will no longer be available for parking of cars). Consequently the increase in mass and bulk adjacent to this boundary does not extend beyond the existing built form within the site. Furthermore, this part of the proposal has a lower ridge height than that of the main dwelling house and hips away from the western boundary. Therefore, it is considered that the proposal is unlikely to be overbearing to the occupiers of the dwelling to the west of the site. It is not considered that there is a need to condition obscure glazing to this elevation as clear glazed windows are already in existence. The height of the proposed high level windows should be conditioned however, as they are located in a new position closer to the boundary.
- 7.4 A window exists in the side elevation of the dwelling to the west. This provides light to a bedroom window and is the only source of light to this room. The room is already slightly darkened due to its east facing location. There may be some reduction in light, but with the fully-hipped design and single storey eaves for the proposed extension, the effect is unlikely to be so significant as to warrant refusal.
- 7.5 Turning to the north elevation. The extension is likely to be screened by the a detached garage located adjacent to the shared boundary with the property to the north. The proposal includes no new windows within the roof space and so it is not considered that the proposal could appear to be unacceptably overbearing or result in overlooking.
- 7.6 To the east the shape of the garden and the configuration of the proposed windows means that most of the new glazing will look out to a thin strip of garden within in ownership of the application site. The boundary treatment in this location consists of a 1.8m fence. Much of the proposal, including the glazed areas are likely to be screened by the boundary treatment and there is unlikely to be direct overlooking and the fence will screen much of the proposal.
- 7.7 Following the amended plans, three new roof light windows required to provide light to the proposed loft conversion have been moved from the east to the west roofslope. Two of the three could be Permitted Development if obscure glazed and unopenable. They are to be high level and would face the neighbouring dwelling's roof to the west, so there is minimal risk of overlooking. The single window to the eastern roof slope serves only a stair well and as such it is considered to be acceptable, despite it providing some degree of view of the garden area of the dwelling to the east.
- 7.8 A condition to remove Permitted Development from further rooflights being inserted into east and west roof slopes of extension to avoid overlooking into neighbouring dwellings.

(iii) Effect on the character of the dwelling and streetscene

- 7.9 The side element of the application is the only section of the ground floor element of the proposal which would be visible from the streetscene. This is set well back and although narrowing the gap between the dwellings the proposal is unlikely to lead to an adverse impact to the character of the streetscene.
- 7.10 The loft conversion requires a new window within the eaves of the front elevation and it is not considered that this will be detrimental to the visual amenities of the

streetscene or the overall design of the dwelling.

(iv) Parking

- 7.11 There are potentially 4 bedrooms as a result of this development, including upper study. As such 3 parking spaces are required. These have been shown on plan and should be conditioned to be retained.

8 Conclusion

- 8.1 It is considered that the proposal is acceptable and that it meets the requirements of the Borough Design Guide and Core Strategy policy CS16 and as such that it should be permitted subject to the suggested planning conditions as listed below.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00288 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:

Existing Elevations drwg. no 03 rev.a received 19 March 2014
Existing Floor & Roof Plans drwg. no 02 rev.a received 19 March 2014
Site Layout Plan drwg.no 01 rev.b received 28 April 2014
Proposed Elevations drwg.no 05 rev.b received 28 April 2014
Proposed Floor & Roof Plans drwg. no 04 rev.b received 28 April 2014

Reason: - To ensure provision of a satisfactory development.
- 4 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.

- 5 The high level windows within the western elevation of the side extension hereby permitted on approved Drawing No. 05 rev.B shall have a minimum sill height of 1.75m above finished floor level.
Reason: To protect the amenities of adjoining residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / roof lights or other openings shall be constructed within the east and west elevation of the roof slopes of the extension hereby permitted 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.