
Site Address:	21 Park Crescent, Emsworth, PO10 7NT		
Proposal:	Loft conversion to allow living accommodation at first floor level, incorporating increased height of gable end to south elevation.		
Application No:	APP/14/00410	Expiry Date:	11/06/2014
Applicant:	Mr & Mrs G Powell	Team:	Team 2
Agent:	Mr D Payten	Case Officer:	Rachael McMurray
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises a detached bungalow of brick and tile construction located in a residential road in Emsworth. The property has a pitched, hipped roof and there is a car port structure attached to the side elevation. There is a paved area to the front of the house which provides on site parking for three vehicles. This area is marked from the highway by a semi-mature vegetation and a low boundary fence with No. 19. The rear garden is enclosed by a 1.8m high fence and there is a conservatory on the rear elevation.

2 Planning History

09/73628/000

Rear conservatory. Permitted.

3 Proposal

Loft conversion to allow living accommodation at first floor level:

The development would include building up the existing hipped roof slopes to gable ends with barn hip corners. There would be two pitched roof dormer windows on the front roof elevation. The rear roof slope would be built up to a full gable end and would include a raise in ridge height from the existing ridge on the original dwelling by 0.5m. This would allow for two additional bedrooms and a bathroom in the loft space.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer:

No adverse comments.

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

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 effect on the streetscene
- (iii) Effect on the neighbouring properties

(i) Principle of development

7.2. The site is located in an urban area whereby development is considered to be acceptable in principle subject to other development control considerations.

(ii) Appropriateness of the design and effect on the streetscene

7.3 The various roof extensions and pitched roof dormer windows form an overall cohesive flow and achieve an aesthetically pleasing design. The raised ridge height of the rear gable extension is not ideal however, this is further back towards the rear of the dwelling and would therefore be less noticeable from the streetscene. The streetscene of this section of Park Crescent is mixed with two-storey dwellings and bungalows. No's 23 and 23a have front dormer windows in a similar style to the proposed. It is considered that the proposal would not have an adverse impact on the visual amenity of the streetscene.

(iii) Effect on the neighbouring properties

7.4 The neighbouring property at No. 19 is a detached bungalow. This has two windows and a side access door facing onto the west elevation of the application property where the side hip would be built up, along with the rear roof slope to include a gable end. Although the western facing roof slope will be built up, the two properties are separated by the existing car port on the west elevation and then No. 19 is set off the shared boundary by 3m, giving a total separation distance of 5.5m. Overall, it is considered that with this separation distance, the proposal would not have a harmful impact on the neighbour in terms of loss of light or outlook.

- 7.5 No. 23 is set further back into the plot so the majority of the side roof build up on the eastern elevation would not be highly visible to the occupiers of No. 23. The rear roof build up is located more towards the western elevation of the dwelling so therefore, this would have less impact on No. 23 than No. 19 due to a greater separation distance.

8 **Conclusion**

Overall the application is considered to be acceptable in its impacts and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00410 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:

Site and block plan - Drwg No. 13213/1
Proposed floor plans and elevations - Drwg No. 13213/3
Existing floor plans and elevations - Drwg No. 13213/2

Reason: - To ensure provision of a satisfactory development.