
Site Address: 45 Hollybank Lane, Emsworth, PO10 7UE
Proposal: Single storey rear extension and loft conversion including addition of 2No. dormer windows and 2No. velux type windows.
Application No: APP/13/00611 Expiry Date: 15/08/2013
Applicant: Mr & Mrs N Rines Team: Team 2
Agent: Case Officer: Daphney Haywood
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Detached bungalow sited on the west side of Hollybank Lane near the junction with Oak Tree Drive. The area is primarily residential in character and comprises a mix of dwelling types and styles. An integral garage and the drive provide parking for 3 cars.
- 1.2 Boundary treatment comprises a mix of 0.9m and 1.8m fencing and planting

2 Planning History

None relevant

3 Proposal

- 3.1 Single storey rear extension and loft conversion including addition of 2No. dormer windows and 2No. velux type windows.

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

Arboriculturalist No adverse comments

Atkins Planning Team, Anglo St James House Public :-sewer information provided.(**officer note** - the sewer is to the front of the property away from the proposed works)

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: At least one site notice exists - check the number.

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 on the street scene & parking
- (iii) Impact on neighbouring properties.

(i) Principle of development

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

(ii) Impact on the street scene & parking.

7.3 The single storey extension would be sited to the rear and not visible in the street scene. In respect to the dormers these are not of excessive size and sit within the roof slope and are not overly prominent. The works are not considered to result in visual detriment. There is adequate parking for 3 cars to meet the Council's standards

(iii) Impact on neighbouring properties.

7.4 The main impact relates to 43 and 47 Hollybank Lane and 2 Tudor Avenue. In respect to the single storey extension this would be sited away from the boundaries with 43 Hollybank Lane and 2 Tudor Avenue. Regarding the impact on 47 Hollybank, this house sits forward on the plot such that the bungalow on the application site lies mainly to the rear of the dwelling. The proposed extension therefore projects some distance to the rear of No 47, however, it would be sited off the boundary by approx 1.3m and is of single storey height with a very shallow pitch and as such is not considered to result in detriment.

7.5 In respect to the dormers, the rear dormer window faces towards the rear garden of 2 Tudor Avenue but would be in excess of 15m from the boundary and is not considered to result in unacceptable loss of privacy. In itself a rear dormer is normally a permitted development for which planning permission is not usually required. The

front dormer would face the road and be largely contained by the hip-roofed front projections of the existing building. The impact on neighbour amenity or privacy is negligible.

- 7.6 The rooflight on the northern roofslope is a secondary window to the proposed master bedroom. Its position relative to the rear garden of no47 Hollybank Lane is such that there is risk of direct overlooking. A condition to require that this is obscure glazed/high cill (reflecting the standard conditions attached to permitted development rights) is considered to be necessary here. The rooflight on the south elevation is the sole light to the proposed bedroom 4. It would face the side roofslope of the long side elevation of no 43 Hollybank Lane, where there is little risk of overlooking. No restriction of glazing or height is considered necessary here.

8 Conclusion

- 8.1 The proposed works are not considered to result in detriment to the neighbouring properties or the visual amenities of the area and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00611

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, unless agreed otherwise in writing by the Local Planning Authority.
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 rooflight window in the northern roofslope hereby approved shall be permanently and entirely:
 - i) obscure-glazed, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

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

Location Plan

Site plan

Existing floor plans

Existing elevations and sections

Proposed Site plan dated 17/06/13

Proposed floor plans dated 17/06/13

Proposed elevations and sections dated 17/06/13

Reason: - To ensure provision of a satisfactory development.