
Site Address: 17 Selangor Avenue, Emsworth, PO10 7LR
Proposal: Alternations to the roof including increasing the size of the front and rear dormers and construction of two storey rear extension.
Application No: APP/13/00620 Expiry Date: 19/08/2013
Applicant: Mr & Mrs P Lyon Team: Team 2
Agent: Mr J Groom Case Officer: Daphney Haywood
 John Groom Chartered
 Architect
Ward: Emsworth DMC Lead Member

Reason for Committee Consideration:

Density:

HDS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 One of several semi detached bungalows of similar design sited on the west side of Selangor Avenue within a primarily residential area. A number of the bungalows have flat roofed dormers, as well as single storey rear extensions.
- 1.2 The adjoining property at No.19 has a rear conservatory near the side boundary and the property at No 15 has a kitchen window in the side elevation facing the application site. The application property and that at No. 15 are served by exiting combined drives which run between the 2 properties.

2 Planning History

APP/12/01117

Erection of two storey rear extension. (Revised Application). Refused 2012 for the following reason:-

The proposed development by reason of the proposed depth and height of parapet wall adjacent No 19 Selangor Ave would result in an excessive building bulk adjacent to that residential property, detrimental to the visual outlook and amenities of the occupier of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework.

APP/12/00350

Two storey rear extension. Refused 2012 owing to the impact on No 19. and the incongruous appearance (the roof projecting above the existing ridge).

3 Proposal

- 3.1 Alternations to the roof including increasing the size of the front and rear dormers and construction of two storey rear extension. The proposed rear extension would be 4m deep and span virtually the width of the building up to within 300mm of the boundary with the attached neighbour (No.19). The proposed roof would pitch away from the boundary and due to the use of a steeper pitch would terminate in an area of flat roof

at the existing ridge height. The proposal would form a 5 bed property which would provide flexible accommodation to enable elderly/disabled close family relatives to stay and in the future provide permanent accommodation as part of the family.

4 Policy Considerations

National Policies

National Planning Policy Framework

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

Southern Gas Networks

No comments received.

Development Engineer

I have no adverse comment on this application.

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 letter of representation has been received raising the following points:

- a) Front dormer would be overly bulky and plans are inaccurate (**officer note** - amended plans have been requested)
- b) Over development and would alter the character from a bungalow to house, contrary to the character of the area.
- c) None of the existing bungalows have 2 storey extensions and this change could result in a precedent and subsequent change to the character of the area which is primarily mature citizens. (**officer note** - This would not support a refusal)
- d) Bulk of roof would result in loss of light similar to the initial scheme.
- e) 300 off set from the boundary is inadequate to prevent overhang - the existing projection is 360mm (**officer note** - clarification/amended plans have been requested to show all work within the boundary)

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 and character of the area
- (iii) Impact on neighbouring properties.

(i) Principle of development

7.2 The site lies within the built up area where extensions to residential properties are acceptable in principle subject to the usual development control considerations.

(ii) Impact on the street scene and character of the area

7.3 The proposed enlargement of the front dormer will render it more bulky in the street scene, however it is currently smaller than the dormers to nearby properties and as larger dormers are typical of the streetscene the impact is not considered to be detrimental. Regarding the remainder of the works which form the main part of the proposal, these will be located to the rear and this bulk of development will not be readily visible from the street and as such it is considered there would be no adverse impact on the street scene. The bulk of development has been revised from the scheme refused under APP/12/00350 in that the roof does not now exceed above the ridge line and a hipped roof replaces the gable, although it should be noted that the design of the roof now incorporates a steeper pitch terminating in an area of flat roof. It is considered that the extensions whilst large do not have an adverse impact on the character of the area.

7.4 The submitted plans indicate the provision of three parking spaces comprising two to the side of the property and one in the front. The side drive is narrow and the spaces to the side are substandard, however, there is scope to provide the required parking to the front in accordance with other properties in the area. As this would involve the loss of planting should Members be minded to grant permission a landscaping condition is recommended to ensure appropriate screening.

(iii) Impact on neighbouring properties.

7.5 The main impacts relate to No. 15 and No.19. In respect to No.15 this property has a kitchen window in the side elevation facing No 17. The room also has a window to the rear and the extension would be sited approx 4m from the window, and this relationship is considered acceptable.

7.6 Regarding the impact on the adjoining property, No19 has a conservatory near the side boundary which extends approx. 2.5m from the rear of the dwelling. The construction of a 4m deep extension combined with an increased pitch to the hipped roof would result in some loss of outlook and light, however, unlike the initial scheme, the roof is now hipped, albeit at a steeper angle than the existing pitch and therefore of reduced bulk to that proposal. In respect to the second refused application that proposal incorporated a hipped roof but with a 4m high parapet along the side boundary. The current proposal sets the extension 300mm off the side boundary to allow for guttering etc, and negate the need for a parapet. Hence the height on the boundary is lower at 2.5m, however the roof bulk is greater owing to the increased pitch, however, this will slope away from the boundary plus the extension is set off by 300mm. On balance it is considered that the impact on the neighbouring properties has been reduced to such an extent as to render the scheme acceptable.

8 **Conclusion**

- 8.1 The applicant seeks to extend the dwelling to enable sick and elderly relatives to be accommodated. The scheme has been the subject of a number of applications/plans in an attempt to provide the required accommodation whilst minimise the impact on the adjacent properties. In this respect the merits of the scheme are considered to be finely balanced in favour of allowing the proposal and permission is recommended.
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9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00620 subject to the following conditions:

- 1 The proposed development by reason of the proposed depth and height adjacent to No 19 Selangor Ave would result in an excessive building bulk adjacent to that residential property, detrimental to the visual outlook and amenities of the occupier of that property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.

Appendices:...