
Site Address: 23 Selangor Avenue, Emsworth, PO10 7LR
Proposal: Roof extension to form gable to north elevation' extension to front and rear dormers; alterations to garage to form hobby room and covered walkway; demolition of rear sub lounge; rear single storey extension.
Application No: APP/13/01223 Expiry Date: 29/01/2014
Applicant: Mr & Mrs Starr Team: Team 2
Agent: Case Officer: Richard Nash
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a single storey semi-detached dwelling of traditional character and painted render and tile finish, and with converted loft space incorporating front and rear dormer windows, located within a reasonably sized plot on the western side of Selangor Avenue, close to a bend at the north-western extent of the road. The site has established boundary treatments comprising low walling to the front and higher hedging and fencing to the rear.

The area is predominantly characterised by broadly similar residential development, although to the rear is a large area of open agricultural land. This land is subject of emerging policy DM23 regarding sites used by Brent Geese and Waders. However, given that the proposal would be entirely contained within the residential curtilage of the application site, this is not considered to be an issue in this case.

2 Planning History

None recent or relevant.

3 Proposal

The current application proposes a roof extension to form a gable to the north elevation of the property, an extension to the existing front and rear dormers, alterations to a garage to form a hobby room and covered walkway, the demolition of a rear sun lounge and the construction of a rear single storey extension.

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 Gas:
None Received.

Development Engineer:
None Received.

NB: The proposal would reduce the number of bedrooms at the property.

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: 5

Number of site notices: Not applicable

Statutory advertisement: Not applicable

Number of representations received: None

7 Planning Considerations

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 application site and locality
- (iii) Impact on neighbouring amenities

- (i) Principle of development

It is considered that extensions to a dwelling of this scale and character, and in this location, would be acceptable in principle.

- (ii) Impact on application site and locality

The proposal comprises a range of elements that, whether considered individually or cumulatively, would appear as complementary and subservient additions to the existing dwelling, provided that suitable materials were used in their construction. The proposals would also ensure that a good degree of amenity space is retained at the property.

The front elevation of the converted garage would be set at approximately 12 metres from the public highway and would result in a minimal change in broader views from this direction. The principal impact of the proposal in the public domain would arise from the widening of a front facing dormer window, and of the main roof from a hipped to gabled profile. These elements would be set back from the public highway by approximately 10 metres and are a common feature in street scenes of this nature - indeed, as a result of the proposal the front elevation of the dwelling would effectively reflect that adjoining to the south (21 Selangor Avenue). It is therefore considered that the proposals would not have a detrimental impact on the character

and appearance of the application site or wider locality.

(iii) Impact on neighbouring amenities

There are no dwellings to the rear of the site and the ground floor elements of the proposal would fundamentally be of the same footprint and bulk as existing structures to be converted or demolished. The roof profile of the dwelling would not alter when viewed from the south, where it would in any case follow the lines of number 21. Therefore, the principal impact of the proposal on neighbouring properties would arise from the proposed roof changes in relation to the dwelling to the north (25 Selangor Avenue).

The side cheeks of the extended front and rear dormer windows would sit approximately 2.5 metres closer to the adjoining dwelling, but would retain a distance to the shared boundary of approximately 5 metres. The proposed gable elevation would be sited at approximately 3 metres from the boundary and would face across a detached building and roof slope to the adjoining dwelling. Given this relationship and the shape of the existing dwelling on the application site, it is considered that the proposal would not result in a significantly greater degree of impact in terms of shadowing, overbearing impact or outlook.

The extended dormer windows would incorporate an increase in glazed area, but it is considered that any actual overlooking from these windows would be unlikely to be significantly greater than what can already be achieved. A first floor gable window to the north elevation is proposed as being fixed and obscure glazed and this, together with future changes to the roof of the development, should be controlled by way of planning conditions.

8 Conclusion

The proposed roof extension, alterations and rear single storey extension would be acceptable in principle, and would not have a detrimental impact on the character and appearance of the application site or wider locality, or the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01223, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Plans, Elevations, Location and Block Plans

Reason: - To ensure provision of a satisfactory development.

- 3 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.
- 4 The gable window at first floor level in the north elevation of the development hereby approved shall:
- (i) only be capable of being opened above a height of 1.7 metres measured from the internal first floor level, and shall be maintained in that condition at all times; and
- ii) at all times be and remain glazed entirely with obscure glass, 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 4.
- 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.
- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the development hereby approved (including the provision of additional windows, doors or other openings), shall be undertaken 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.