
Site Address:	48 Havant Road, Emsworth, PO10 7JG		
Proposal:	Conversion of bungalow into 2 storey dwelling and erection of detached double garage to the front of the dwelling.		
Application No:	APP/13/01051	Expiry Date:	17/12/2013
Applicant:	Mr & Mrs Coles	Team:	Team 2
Agent:		Case Officer:	Richard Nash
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a substantial detached single storey dwelling of traditional character and brick and tile finish, located within a generous plot on the southern side of Havant Road, opposite its junction with Record Road. The dwelling benefits from a detached garage, shed and greenhouse and has a shared access with 46 Havant Road to the east.

The site has established boundary treatments comprising a mature hedge of approximately 2 metres in height to the front (north). A tree subject of a Tree Preservation Order also provides screening to the site in this direction. A further protected tree is located close to the site, to the front boundary of number 46. The eastern boundary of the application site has a mix of mature hedging to the front and a close boarded fence to the rear. The rear (southern) boundary of the site comprises walling and mature planting, and the western boundary close boarded fencing. The area is predominantly characterised by low to medium density development of a range of ages and designs.

2 Planning History

None recent.

3 Proposal

The current application proposes substantial works to convert the existing bungalow into a two storey dwelling, and the erection of a detached double garage to the front of the dwelling. The garage would be accessed off the existing shared driveway.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

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| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |
| DM13 | (Car and Cycle Parking on Residential Development) |
| DM8 | (Conservation, Protection and Enhancement of Existing Natural Features) |

Listed Building Grade: Not applicable
Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Arboriculturalist:

No tree removal is required to facilitate this project. The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in this MS & TPP report is strictly adhered to (inclusive of site monitoring works) the trees will survive the development unscathed and continue to grow on safely and healthily in the future. A further condition to provide full details relating to the foundation design will be required prior to any works being undertaken so as to ensure the protection of T3 is fully met. No objections to this scheme in arboricultural terms.

Development Engineer:
No adverse comments.

Emsworth Design Panel (Individual Member Comments):

The front elevation is very odd. The back and ends are better. Front could be improved with an entrance canopy and less storey height glass. Would appear to be concealed from road by landscaping. Very close to west boundary and will affect habitable rooms of adjacent house. Rest of properties in street have articulated roof plans - hips, gables, dormers, etc. The proposed lacks interest in the roof. Strong vertical emphasis on proposals - adjacent properties are horizontal. Roof pitches are very shallow in comparison. A little awkward having a contemporary aesthetic and not quite carrying it off.

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: 10

Number of site notices: Not applicable

Statutory advertisement: Not applicable

Number of representations received: Nil

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
- (iii) Impact on locality and protected tree
- (iv) Impact on neighbouring amenities

- (i) Principle of development

It is considered that the extension and alteration of, and provision of a detached ancillary building to, a dwelling of this size and character, and in this location, would be acceptable in principle.

(ii) Impact on application site

The dwelling currently on the site is somewhat dated and would require a significant amount of repair if it were to be retained in its current design. The Applicant would prefer to use this as an opportunity to modernise and redevelop the site to improve the appearance and practicality of the property. The proposals would result in a significant change in the appearance of the dwelling, to the extent that it could almost be viewed as an entirely new building.

However, the dwelling and garage would (both individually and in combination) be of an appropriate scale within the context of the plot and would ensure a substantial area of external amenity space is retained. The site has historically been developed individually and as such does not require a specific design to retain its character in principle. Although comments have been made regarding design details of the proposal, these are predominantly concerned with individual choice and the design is felt to be acceptable as it stands. It is therefore considered that the proposal would not have a detrimental impact on the character and appearance of the application site.

(iii) Impact on locality and protected tree

The proposal would result in a two storey dwelling with an intended contemporary appearance. Plots along Havant Road appear to have predominantly been developed individually or in very small groups at various times since the Victorian period. As such, there is no particular style of dwelling in the locality, although a cluster of late C19th - pre war styles predominate on the south side of the road for some distance to east and west. The use of an individualistic design with contemporary styling may contribute to this range if well executed, and subject to some changes described below.

The proposal would incorporate a range of materials, including render, brick, glazing and timber. Examples of all of these materials can be found in the locality and their pattern should assist in breaking up the bulk and mass of the proposed finished dwelling. However, as some of these materials do not feature on the existing dwelling, it is considered reasonable to require that their details should be agreed prior to commencement of the development.

In consideration of the Design Panel comments, the applicant has agreed to revise the front elevation to separate the ground and first floor fenestration by means of render. This will assist in reducing the vertical emphasis, thus borrowing a little greater from surrounding architecture. The shallow pitched roof will differ from those prevailing in the area, but given that the building would lie well-back from the road, (not as indicated in the submitted elevation montage), is lower than its neighbours, has screening by mature trees and shrubs at the front boundary, and would be set amongst a mixture of roof styles, it is considered acceptable here. It is also noted that the recessed eastern side of the building creates a broken eaves line, which relieves the proposed roof mass to some extent.

As mentioned, the proposals would be set back from the highway and views from the public domain would be screened to a great extent by existing boundary hedging and protected trees. The construction of a building to the front of the dwelling might normally raise concern. However, in this specific instance, the existing planting should

ensure that the limited available views of the proposal would not result in a material degree of amenity harm. The retention of the hedging could be secured by way of a planning condition and the proposal should not have an impact on the protected trees, again subject to condition. For these reasons it is considered that the proposal would not have a detrimental impact on the character of the area, the visual amenity of the street scene or the health and vitality of the protected trees.

(iv) Impact on neighbouring amenities

Because of its scale and siting, it is considered that the proposed garage would be unlikely to have any material impact on neighbouring amenity, provided the use of the building were to be suitably controlled. As a result of the proposal the footprint of the main dwelling would remain unaltered on the western and southern boundaries. There would however be alterations to the footprint of the northern and eastern elevations, the latter of which would effectively move the dwelling closer to the property to the east by approximately 1 metre.

There would also be a significant increase in bulk at the upper storey level. The existing roof is of a substantial height and mass and the proposed finished ridge height would be only approximately 500mm higher than is currently the case. However, the roof is currently hipped to all elevations, meaning the perception of its bulk is somewhat reduced overall.

The proposals would be located approximately 25 metres from the rear (southern) boundary of the site and it is considered there would be no resultant material impact on the adjoining dwelling in this direction. The dwelling to the east has obscure glazed windows to the first floor level facing the site and the distance of approximately 6 metres retained between the two dwellings should ensure that any degree of shadowing or overbearing to the adjoining property would not be at a detrimental level.

The proposal incorporates two ground floor and two first floor windows to the principal east elevation of the dwelling, and three ground floor windows to the west elevation. These windows are all proposed as being obscure glazed and this could be controlled by way of a planning condition. A further ground floor window, set back to serve a dining room and facing east, should not result in any material overlooking of the adjoining property. Given that the first floor side wall of the extension would project beyond the rear of no.50, it is considered reasonable to remove PD rights for the installation of additional upper windows, due to the potential for overlooking, or at least the perception of this.

Although no objections to the planning application have been received, the principal potential for impact of the proposal on neighbouring amenity would be in terms of shadowing, overbearing and outlook in relation to the property to the west (50 Havant Road). Number 50 is a significantly sized dwelling, which has been extended to a height of three storeys across almost the entire width of its plot. The siting of the current proposal is such that it should not result in a detrimental impact on the external amenity area of number 50, taking into account the extent and nature of works that could be undertaken under permitted development rights.

According to the planning permission granted for the extension of number 50, the ground floor side windows facing the application site serve a kitchen and dining room (there being a glazed conservatory area continuing from the kitchen immediately to the rear), with the first floor windows serving an en-suite bathroom and two bedrooms (the latter both secondary windows). In terms of outlook, these side windows already

face directly onto the dwelling and the side window in particular is likely to be affected. However, are some factors to consider; the applicant has pointed out that under Permitted Development rights, the hipped roof could be changed to a gable-end and a rear dormer added, all of which would impact on the side windows. In the PD scenario matching materials would be brick and tile (as required under PD rights), whereas in this case the side wall would be substantially of light coloured render. The applicant has agreed that this could be extended further down the side wall, opposite the affected window. The light painted render offers some mitigation by means of light reflection (albeit that part of the benefit could be lost if a 2m boundary fence were erected in place of the low fence - however, the applicant does not plan to do this according to discussions on site) Furthermore, it is noted that the rear extension at no 50 allows for borrowed light to reach the kitchen area from the rear, via the glazed conservatory and it's clear roof. In summary, this impact of the application is considered to be finely balanced. Subject to the use of light-painted render (by planning condition), and some increase in the extent of this material, it is not considered so serious as to warrant refusal

8 Conclusion

The proposed conversion of the existing bungalow into a two storey dwelling, and the erection of a detached double garage to the front of the dwelling, would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or locality, the visual amenity of the street scene, the health and vitality of adjacent protected trees or the amenities of occupiers of neighbouring properties. Much will depend on the quality of materials and execution in order to ensure that it contributes well to the range of good quality existing development; the materials being controlled by condition along with the retention of vegetation. Amended plans for the west side and front elevation can be required by planning condition pre-commencement. The planning application is therefore recommended for approval on this basis.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01051, 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 Construction of the development hereby permitted shall not commence until samples and details of all external facing and roofing materials, including glazing and light painted render, shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies 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:

Design and Access Statement

1122_30 Revision D (Proposed East and West Elevations)

1122_31 (Proposed North and South Elevations)

1122_35 (Proposed Floor Plans)

1122_36 (Proposed Roof Plan)

1122_43 Revision B (Proposed Site Plan)

1122_45 (Proposed Garage)

1122_46 Revision B (Proposed Block Plan)

1122_50 (Proposed Street Scene)

1122_52 Revision A (Proposed Aerial Photograph)

Reason: - To ensure provision of a satisfactory development.

- 4 Notwithstanding Condition 3 of this planning permission, the areas in the proposed north and west elevations of the development hereby approved, as annotated with an 'X' on the attached copies of the relevant drawings shall be finished with and permanently maintained with light painted render, to be agreed pursuant to condition 2 of this planning permission.

Reason: To ensure the appearance of the development is satisfactory and in the interests of neighbouring amenity and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 All the windows in the east and west elevations of the building, annotated as 'Obs' on approved drawing 1122_30 Revision D shall:

(i) (in the case of the east elevation) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) (in the case of both elevations) 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.

- 6 Measures shall be undertaken to prevent damage to existing trees throughout implementation of the development hereby approved, in accordance with the Arboricultural Report prepared by Johnston Tree Consultancy in September 2013 and received by the Local Planning Authority on 22 October 2013. All such measures shall be undertaken and fully adhered to at all times whilst such implementation is in progress. Any such tree which is nevertheless seriously damaged during that implementation shall be replaced within 6

months of the occurrence of such damage by another of the same species in the same position and of not less than Extra Heavy Standard when planted.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 7 Notwithstanding Condition 6 of this planning permission, no development hereby permitted shall commence until details of the design of foundations has been submitted to and approved in writing by the Local Planning Authority. Construction of the foundations shall then be undertaken in complete accordance with the approved details.

Reason: To safeguard the continued health and presence of existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The existing hedge along the front (northern) boundary of the site shall be retained, reinforced where necessary and maintained thereafter, to a minimum height of 2 metres, to a standard consistent with good arboricultural practice.

Reason: To ensure the maintenance of screening to the site and to protect the appearance and character 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.

- 9 The detached building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within the side elevations of the development hereby approved, 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.