

DELEGATED OFFICER REPORT

PROPOSAL	Retention of second floor and roof alterations including changes to windows and dormer, from those approved under APP/22/01070.
LOCATION:	Trevanion, 1 Beach Road, Emsworth, PO10 7JS
REFERENCE NO:	APP/25/00374
APPLICANT:	Mr and Mrs Ward
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	
APPLICATION EXPIRY DATE:	07/06/2025
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

Trevanion, 1 Beach Road, Emsworth, is a substantial detached two storey property, with accommodation in the roof space, located to the west side of Beach Road. The property has been extended and renovated following permission granted under APP/22/01170 and is now finished in pale timber boarding and white paint with grey slate roof.

Vehicular access is from Beach Road with parking to the front, and a new front hedge has been planted and a significant silver birch tree retained.

To the rear the extended property includes a flat roofed single storey element with outdoor pizza oven and chimney linked to the rear wall. There is also a balcony above. The implementation of APP/22/01170 was not carried out in accordance with the approved plans and this application, together with 2 other current applications, have been received following enforcement enquiries and seek to regularise development on the site.

The site is bordered by various boundary treatment including close board timber fencing and sections of mature hedging to the front and side. The site has a generous rear garden.

The property is located within a residential area with surrounding properties differing in style and design.

The site lies outside any current day or future flood zone.

2. Planning History

APP/22/01170 - Erection of part single storey, part two storey rear/side extension including balcony; erection of front single storey side/front extension; erection of two storey front extension with dormers; roof alterations; and associated works. PERM 24/05/2023

APP/23/01071 – Resubmission of APP/22/01170 – Withdrawn

Also 2 other current applications:

APP/25/00345 – Non-material amendment to APP/22/01070 relating to various minor alterations to ground floor and first floor on the north, east, south and west elevations.

APP/25/00359 – Retention of air source heat pump and associated screening

3. Proposal

3.1 Retention of second floor and roof alterations including changes to windows and dormer, from those approved under APP/22/01070.

3.2 This application specifically relates to the second floor and roof level only and seeks to regularise the as-built amendments. On the front elevation the approved additional gable and 2 small, pitched roof dormers were not built, and instead a single larger pitched roof dormer was constructed. Window proportions within both the front and rear roof level also changed very slightly. Internally the floorplans changed.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Local Plan (Core Strategy) March 2011

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)

Havant Borough Local Plan (Allocations) 2014

AL1 Presumption in favour of sustainable development

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

ENP_D2 (Height, Mass & Materials)

ENP_D3 (Layout, Form & Density)

Listed Building Grade: n/a

Conservation Area: n/a

5. Statutory and Non Statutory Consultations

Community Infrastructure - Not CIL liable as the additional floor area is less than 100sq

Arboriculturist – no comment necessary as proposal does not affect trees

Emsworth Residents Forum – none received

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

It is disappointing that the house that has been built differs from the original approved plans. We note the change in this retrospective planning of the pitch of the dormer windows at the front and rear of the property. This is not in keeping with the rest of the style of Beach Road and close properties of a similar era. This has made a significant impact on the "street" the original house and the approved plans.

Material planning considerations are addressed in Section 7.

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 design and impact on the character of the area
- (iii) Effect 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 management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 It is noted that the as-built roof alterations are in fact less fussy and simpler with just one larger dormer rather than two smaller and another gable. The as-built dormer still has a pitched roof and on a front elevation where it is highly visible in street scene terms this meets with the adopted Design Guide SPD. Whilst it is larger and has a shallower pitch to that approved, nonetheless it is considered to be an appropriate scale to the overall roof and does not appear overly dominant or out of keeping.

7.4 Overall the design and appearance of the proposed roof alterations, which are retrospective, is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would conserve the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 The proposed regularisation of the roof alterations are at the front and as such are not considered to result in any loss of amenity or have an adverse impact on the properties opposite as the separation distance over a public highway is too great.

7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and D1, D2 and D3 of the Emsworth Neighbourhood Plan.

8 Conclusion

- 8.1 The proposed roof alterations are acceptable in principle, considered appropriate in terms of design and impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. There is no impact on the tree at the front of the site from roof alterations, and the change in internal floorspace is minor and would not trigger a CIL contribution. On this basis it is recommended for approval.
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9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with Conditions for application APP/25/00374

Conditions:

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

Location Plan and Block Plan - 22032-PL-701 REV P02

Proposed Ground Floor Plan - 22032-PL-703 REV P02

Proposed First Floor Plan - 22032-PL-705 REV P02

Proposed Second Floor Plan - 22032-PL-707 REV P02

Proposed Elevations 1 (East and North)- 22032-PL-709 REV P02

Proposed Elevations 2 (West and South) - 22032-PL-711 A REV P02

Reason: - To ensure provision of a satisfactory development.

Informatives:

In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and

Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

You sought and were provided with pre-application advice,

You were updated about issues after the initial site visit, amended plans submitted, making your proposal acceptable.