

DELEGATED OFFICER REPORT

PROPOSAL	Loft conversion
LOCATION:	4 Glen Place, Emsworth, PO10 7GH
REFERENCE NO:	APP/25/00925
APPLICANT:	Mr Cliff Boddington
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	17/12/2025
APPLICATION EXPIRY DATE:	05/01/2026
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The site is located within the relatively recent Redlands Grange development. Glen place is a cul-de-sac of two storey residential properties. No.4 itself is an end of three property terrace house, brick finished with a clay tile roof. To the eastern side is a single garage.

2. Planning History

Is there any planning history relevant to the current application?

Yes/~~No~~

Planning Application - 10/74014/000

Outline application for demolition of existing dwelling and erection of 280No. residential dwellings, doctors surgery and pharmacy with associated parking and landscaping, improvements to roundabout, and realignment of southern section of Redlands Lane to provide access and provision of public open space with parking, landscaping and construction of balancing pond with some matters reserved (approved 13/05/2011). Request to Discharge Condition 10 i), ii) and iv) (08.02.16).

Planning Application - APP/11/01089

Reserved Matters Application for 280No. residential dwellings relating to layout, appearance, scale and landscaping following Outline Planning Permission 10/74014/000 (approved 31/10/2011). Request to Discharge Condition No. 10 (08.02.16).

This consent includes the following condition:

2 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order 1995 (as amended), or of any subsequent Order

revoking or re-enacting that order, no additional windows / doors or other openings shall be constructed 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 Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1

Planning Application - APP/12/00168

Variation of approved plans under Condition 3 of Planning Permission APP/11/01089 for plots 5, 6, 8-15, 37-39, 44, 45, 48-51 and 54-64 to include various changes to house and garage types, elevational changes and minor resiting, also reconfiguration of car parking spaces. Permitted 11th May 2012

3. Proposal

Loft conversion

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 Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025 N/A
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty N/A

Havant Borough Local Plan (Core Strategy) March 2011

CS16 High Quality Design
CS17 Concentration and Distribution of Development within the Urban Areas

Havant Borough Local Plan (Allocations) July 2014

Policy AL1 Presumption in Favour of Sustainable Development

Emsworth Neighbourhood Plan Post Examination Version 2020

D1 General Design Policy
D2 Height, Mass & Materials

Listed Building Grade: N/A
Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Southern Water

Southern Water will have no objections to the proposed loft conversion.

Emsworth Residents Forum

No comments received

Chichester Harbour Conservancy

No comment as this is well outside the National Landscape

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.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
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Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 9
No comments received.

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking
- (v) Biodiversity

(i) Principle of development

7.2 The site is located in the built-up area where residential alterations are considered acceptable in principle subject to other development management considerations considered below.

(ii) Impact upon the character and appearance of the area

7.3 To the front elevation a very small roof light is proposed which would light a low storage area in the roof slope. There are no other alterations proposed.

7.4 To the east elevation a very small second floor window is proposed. The main changes are to the rear elevation where three in line rooflights are proposed.

7.5 The alterations to the existing building are limited and are considered acceptable and meet the requirements of the Havant Borough Design Guide SPD and policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact upon residential amenity

7.6 To the east of the application site is No. 3 Glen Place. The small side window proposed would face a blank wall and would not result in unacceptable overlooking. To the west is the attached house No.5. The rear rooflights would face directly down the

garden of the application site. Any view from the rear rooflights would be at an angle to the rear garden of No.5. There are already rear first floor windows in the application site providing an angled view to the rear garden and this is a regular feature of residential relationships in the urban area. It is not considered that the rooflights would result in an unacceptable relationship.

- 7.7 To the south of the application property are garages with any properties beyond set well off (minimum of 23m) and at an angle. The rear rooflights are not considered to result in unacceptable overlooking.
- 7.8 It is noted that no objections have been received. The proposals would have a limited and acceptable impact on neighbouring residential amenities.

(iv) Parking

- 7.9 The existing property is a 3 bedroom dwelling and the proposal would result in a 4 bedroom dwelling. The Councils Parking Supplementary Planning Document requires that four bed dwellings have 3 parking spaces.
- 7.10 The application property includes a single garage and a parking space to the front of the garage providing 2 parking spaces. Therefore, there is a deficit of 1 space from the parking standards. The parking standards allow for parking surveys to be provided for consideration where the parking standards are not met and a parking survey has been submitted covering 9th October – 15th October 2025. This shows parking available to the front of the property without blocking cars entering and leaving spaces in the early morning at 1pm and evening. In addition, it is noted that there are a number of unallocated spaces in the cul-de-sac.
- 7.11 Given the parking survey, the existing layout of the cul-de-sac, parking available and the limited 1 space shortfall, it is not considered that an unacceptable highway safety or amenity impact could be demonstrated in this case.

(v) Biodiversity

- 7.12 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusions

- 8.1 In conclusion, the proposed alterations are considered acceptable in principle and would have an acceptable impact on the character and appearance of the area. The proposals are considered to have an acceptable impact on the amenities of neighbouring residents and on balance it is not considered that the development would result in an unacceptable impact on local parking. Planning permission can therefore be recommended.

9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with Conditions for application APP/25/00925

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

Location Plan
Proposed New North Elevation
Proposed New East Elevation
Proposed New South Elevation
Proposed Floor Plan (second floor)
Proposed New Roof Plan
Loft Plan (section)
Car Parking Survey

Reason: - To ensure provision of a satisfactory development.

3. The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

Informatives:

1. 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.