
Site Address: 36 Beach Road, Emsworth, PO10 7HR
Proposal: Erection of a first floor extension with dormer window to front and side with canopy to front elevation
Application Type: Full Planning Permission
Application No: APP/22/00728 Expiry Date: 16/09/2022
Applicant: Mr and Mrs Pointer
Agent: Mr Lewis Case Officer: Graham Speller
 Space & Style Home Design
Ward: Emsworth

Reason for Committee Consideration: Application submitted by a Havant Borough Council member of staff

HPS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located within the built up area in the south western part of Emsworth. The site lies on the eastern side of Beach Road and is occupied by a single storey detached bungalow.
- 1.2 The surrounding area is residential in character comprising a mix of styles and designs of dwellinghouses, many of which have been extended/altered.

2 Planning History

- 2.1 There is no relevant planning history.

3 Proposal

- 3.1 Erection of a first floor extension with dormer window to front and side with canopy to front elevation.
- 3.2 The property is currently a pre-war hipped roof bungalow that has had a flat roof extension built across the rear. The proposal seeks to create accommodation at first floor by raising the roof over the entirety of the ground floor, enabling the provision of a large bedroom at first floor with ensuite and dressing room. The new roof will feature a hip to the front and both side elevations; with a gable created to the rear. Hipped roof dormers will be provided to the front and south side elevations, and two high level rooflights to the north side elevation. Both the dormers and the gable end are proposed to be clad with horizontal boarding; the applicant has confirmed that the cladding element will be Cedral sage/green in colour.
- 3.3 A new verandah will be provided at ground floor to the front through the projection forward of the pitched roof; in other respects the ground floor footprint of the dwelling will remain as existing.

4 Policy Considerations

National Planning Policy Framework 2021
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan 2019 - 2036
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

No comments received.

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: 0

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 The application site lies within an immediate street scene predominantly characterised by two storey development. In that regard it is noted that adjacent properties have been extended and some have cladding elements.

7.4 In this context the additional height and bulk of the extended bungalow would not appear incongruous in the street scene, with the raised roof hipping back and away to the front and both side boundaries. The existing ground floor footprint largely retained, with the exception of the minor verandah feature, such that the resulting development would maintain adequate distances to the side boundaries and would not result in an overdevelopment of the site.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Policies D1 and D2 of the Emsworth Neighbourhood Plan. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 The proposals include a side dormer window to the south and rooflights to the north. The proposed dormer window in the southern elevation is annotated as being obscurely glazed and non opening below 1.7m from floor level. It is considered that provided the dormer window is conditioned to be obscurely glazed and non opening below 1.7m from floor level then there would be no adverse impact on neighbouring properties by reason of overlooking or loss of privacy. In addition, the two roof lights in the northern roof slope are annotated as being positioned with the lowest part of the opening a minimum of 1.7m above floor level. As such, provided a suitable condition is imposed to ensure that no part of the openings is below 1.7m from floor level no overlooking or loss of privacy would occur to neighbouring properties. In this respect, it is not considered necessary that the roof lights are obscurely glazed.

7.7 The proposals also include a relatively large first floor glazing element to the rear. It is considered that whilst there may be oblique views of neighbouring gardens, this would be limited. Due to the distances involved, it is not considered that there would be any

significant overlooking or loss of privacy to properties towards the rear as a result of the development.

- 7.8 With regards the raising of the roof, it is noted that the new first floor element will sit above the existing ground floor accommodation, and not result in the resulting dwelling lying any closer to the boundaries with adjoining properties. The roof hips away from both neighbouring properties to the north and south, and this is considered to mitigate the impact of the additional roof bulk being created.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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 Havant Borough Local Plan (Core Strategy) 2011. It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00728 subject to the following 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:

EXISTING FLOOR PLAN AND ELEVATIONS

PROPOSED GROUND FLOOR AND ELEVATIONS

PROPOSED FIRST FLOOR AND ROOF PLANS

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 2021.

- 4 The dormer window in the southern side elevation of the development hereby permitted shall 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 and only openable above a height of 1.7m above the internal floor level of the room to which it serves.

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 2021.

- 5 The two roof lights in the northern side elevation of the development hereby permitted shall be positioned with the lowest part of the opening a minimum of 1.7m above the internal floor level of the room to which it serves.

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 2021.

Appendices

A – Location Plan

B - Existing elevations

C – Existing Ground Floor Plan

D - Proposed Site Plan

E - Proposed Elevations

F – Proposed Ground and First Floor Plans

G - Front and rear elevation photographs

H – Properties to north and south photographs