
Site Address:	4 Chestnut Avenue, Havant, PO9 3QR		
Proposal:	Loft conversion with front elevation dormer creation and hip to gable ends.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00922	Expiry Date:	30/01/2024
Applicant:	Mr Chris Poulton		
Agent:	Mr D P Manns	Case Officer:	Robert Riley
	D.M. Designs		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site, is an existing bungalow, located in Bedhampton, Havant. The application site contains a paved front drive, fronting onto Chestnut Avenue to its front and to the rear of the application site, is a garden. The external walls of the application site, are in an orange brickwork, with the roof being brown concrete tiles in a hipped roof design.

The application site, is in an area that could be defined as both urban and residential in nature, with the character of the road being detached one storey bungalows in a brickwork design.

2 Planning History

The relevant planning history to the application site is:

APP/22/00923 - Two storey rear extension and roof alterations., REF,23/02/2023
Appeal Dismissed 4th September 2023 - Concerns in relation to overlooking to 101-103 Hulbert Road

APP/23/00521 - Application for certificate of lawfulness relating to proposed single storey rear extension to increase habitable room, loft extension to maximise roof space., PERM,31/08/2023

3 Proposal

The proposal to the application site, involves two elements:

- Loft conversion with front elevation dormer creation and rooflight.
- Hip to gable ends.

4 Policy Considerations

National Planning Policy Framework
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)

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

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

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comment received

Councillor Liz Fairhurst - Bedhampton

No comment received

Councillor Phillipa Gray

No comment 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: 8

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 proposed front dormer element of this proposal will be readily visible from the public realm. The submitted plans show the front dormer would have a false pitch roof to the sides and a flat roof to the centre section, with a window to the front providing light and ventilation to a bedroom. The front dormer works, would lead to a cubic volume increase of 8.4 m³. It is noted that other front dormers have been installed to nearby dwellings to the application site with Nos 12,24 and 26 Chestnut Avenue featuring front dormers, and therefore regarding the dormer it is not considered that the proposal would have a negative impact on the character of the area. A rooflight to the front is also proposed.
- 7.4 The hip to gable ends works would be visible from the street scene in the form of the increase in ridge length and the hipped to gable roof extension. It is proposed that the hip to gable ends would increase the cubic volume of the roof by 37.6m³. This is not considered to negatively effect the character of the area and is considered acceptable.
- 7.5 Furthermore the proposed materials are to match those used on the host dwelling to minimise any visual impact.
- 7.6 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 HBLP (Core Strategy). 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

- 7.7 To the western and eastern sides of the application site are No's 2 and 6 Chestnut Avenue. With regards to proximity it is important to assess the effects on these properties.

No 2 Chestnut Avenue

- 7.8 Regarding the scale of the hip to gable increase on No.2 Chestnut Avenue, although this increases the scale of the dwellinghouse, it is not considered to appear overbearing or result in the harmful loss of light to No.2 Chestnut Avenue and is therefore considered acceptable.

No 6 Chestnut Avenue

- 7.9 Regarding the scale of the hip to gable increase on No.6 Chestnut Avenue, although this increases the scale of the dwellinghouse, it is not considered to appear overbearing or result in the harmful loss of light to No.6 Chestnut Avenue.
- 7.10 The proposed front dormer work, is proposed to be of a small scale of approximately 8.4 Cubic metres and will overlook the application sites front garden and nearby front gardens in the public realm (No's 1 and 3 Chestnut Avenue) and is therefore considered acceptable. Additionally the window proposed to be installed on the hip to gable works would be approximately 2.3 metres above the finished floor level of the first floor and is considered acceptable as it would not increase overlooking. There are 3 windows proposed to be installed to the rear elevation of 4 Chestnut Avenue these were confirmed to be clear glazed but they will face the rear garden of No.4 Chestnut

Avenue and the rear of No's 101-103 Hulbert Road. The land falls to the north, however, with a separation distance in excess of 21m between buildings (which meets the requirements of the Borough Design Guide) and bearing in mind the fall back position for a rear dormer (see planning history) it is not considered that the impact of the rear rooflights would warrant a refusal of planning permission.

- 7.11 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). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00922

(A) 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 AND PROPOSED FLOOR PLANS AND ELEVATIONS Drawing
Number: POULTON_03A Rev A
Location Plan Drawing No. POULTON/03A
Block Plan Drawing No. POULTON/03A

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.