
Site Address: 10 Stockheath Way, Havant, PO9 2DS
Proposal: Alteration of existing garage roof and insertion of rear dormer and front facing roof lights to provide home office.
Application Type: Full Planning Permission
Application No: APP/24/00410 Expiry Date: 23/07/2024
Applicant: Mr Jones
Agent: Mr Andrews Case Officer: Robert Riley
 SDA Planning and Architecture
Ward: Leigh Park Central and West
 Leigh

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a two-storey dwellinghouse located in Havant. To the southwestern side of the main dwelling is the application site's garage, which features brickwork to form the external walls and brown concrete tiles in a pitched hip design to form the roof.
- 1.2 The application site is in an area that would be considered both urban and residential, with the character of the street generally featuring two-storey dwellings with pebbledash and brickwork designs in evidence.

2 Planning History

06/69515/000 - Two storey side extension, single storey rear extension, detached garage and front porch., PERM,28/06/2006

3 Proposal

- 3.1 The proposal comprises of 5 elements:
- Alteration of existing garage roof from a hip roof to a gable roof
 - Raising of the ridge line by approximately 1 metre
 - Insertion of rear dormer
 - Front facing roof lights
 - Addition of a side window at first-floor level

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)
DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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 Jason Horton

No comments received

Councillor Munazza Faiz

No comments received

Councillor Sharon Collings

No comments received

Property Services Manager

No comments received

Ecologist

This is fine. Modern garage with tight-fitting tiles.

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
- (iv) Ecology
- (v) Use of the outbuilding and parking

- (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

Character Bulk and the streetscene

- 7.3 The proposal would feature 5 elements being; the alteration of the existing garage roof to have a gable pitch, the raising of the ridge line by approximately 1 metre, the insertion of a rear dormer, 3No front facing roof lights and the addition of a first-floor side window.
- 7.4 The alteration of the roof to have a gable pitch, the raising of the ridge line by approximately 1 metre and 3No front-facing roof lights would be readily visible upon the streetscene, with the rear dormer and addition of a first-floor side window only visible at certain vantage points on the streetscene.
- 7.5 The 3No front-facing roof lights and the addition of a first-floor side window are considered to have limited and acceptable impacts regarding their impact on the character of the outbuilding and on the streetscene.
- 7.6 The existing outbuilding (garage) lies ahead of the existing front elevation of No.10 Stockheath Way by approximately 1.4 metres. In this regard it is noted that front garages ahead of building lines are ordinarily discouraged by the Havant Borough Design Guide SPD.
- 7.7 However, the principle of the existing outbuilding is not for assessment as part of APP/24/00410, but rather the proposed changes and the additional mass and bulk to the outbuilding which would result if permission was forthcoming. Regarding these additions of mass and bulk, they would impact both the front and the rear of the outbuilding. The front of the outbuilding would have an increase of bulk from the change to a gable pitch and by raising the ridge line by approximately 1 metre. In this regard consideration has been given to whether this outbuilding's relatively prominent location regarding its building line may increase the visual impact of this proposal.
- 7.8 However in consideration of this addition of mass and bulk upon the outbuilding and on the streetscene, officers note that in respect of the increased scale from the raising of the ridge line aspect and hip to gable change, that when having regard to the scale of the host dwelling of No.10 and nearby dwellings, on balance the proposed scale of the outbuilding would still be read as visually subservient in the streetscene and would not be seen as visually intrusive. With regard to this matter, the proposal can therefore on balance be seen to accord with Policy CS16 of the Havant Borough Local Plan (Core Strategy 2011) which desires "*a positive relationship between buildings, street and spaces both existing and proposed*".

- 7.9 The rear dormer in superseded plans originally proposed a wide, flat roof design which would have resulted in a dormer with a substantial bulk and mass dominating the rear roofslope of the outbuilding albeit it would feature some limited setback from both the eaves and ridge lines of the outbuilding. Subsequent amended plans received from the agents have reduced the width of the proposed rear dormer by 400mm on both ends.
- 7.10 Whilst it is noted that this proposed rear dormer would still be reasonably wide and would feature substantial mass and bulk on the rear roof slope, and would remain contrary to the guidance contained within the Havant Borough Design Guide SPD, when having regard to the setback of the dormer from both the eaves and ridge lines, and the reduced width compared to the superseded plans, that as it would only be visible upon the streetscene at limited vantage points, that these changes would not be seen to be visually intrusive upon the streetscene. On balance, despite the increased mass and bulk upon the rear roof slope, its addition is not considered to warrant a refusal of this planning application and these changes can be considered acceptable. Furthermore, it is noted that No.10's main dwelling and nearby No.31 Stockheath Way both feature rear dormers, which at certain vantage points may be visible upon the streetscene.

Materials

- 7.11 The proposal would feature the same materials as the existing outbuilding, which is considered acceptable.
- 7.12 *Officer Note: Though the proposed plans appear to feature a different colour palette for the roof and dormer, the agent through further correspondence has confirmed it would feature the same materials and palette as the existing outbuilding.*
- 7.13 Taken as a whole, the design and appearance of the proposal is deemed appropriate on balance in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) 2011. It is considered that the scheme on balance would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.14 To the southern side of the application site are properties at Nos 1 and 2 Linden Way, and due to the potential for overshadowing and overlooking it has been considered important to assess the impact upon these 2 properties. Due to the location, nature and scale of the proposed works, properties to the front are considered acceptably impacted and No.12 Stockheath Way is considered to be acceptably impacted due to shielding from the main dwelling of No.10 Stockheath Way. The front-facing rooflights and first-floor side window aspects of the works are considered acceptable regarding neighbourly impacts due to the rooflights facing the public realm and the first-floor side window facing the main dwelling.

No.1 Linden Way

- 7.15 Regarding overlooking concerns, as this application's plans propose the windows of the dormer to be obscurely glazed, with only fan lights at a minimum of 1.7 metres above finished floor level to be openable, which can be conditioned if permission is forthcoming, officers consider that this property would be acceptably impacted regarding overlooking concerns. Regarding the potential for overshadowing and the sense of overbearing from the proposed works, officers note the raising of the ridge line by approximately 1 metre and the proposed gable pitch aspect and rear dormer would be in close proximity to No.1's curtilage. Whilst in close proximity to No.1's curtilage, it is noted that the works would be next to No.1's outbuilding. Any potential overshadowing increases from these 2 aspects are considered to only impact the roof of No.1's outbuilding, which does not appear to feature fenestration on the roof. In light of this, officers consider that No.1 would be acceptably impacted regarding overshadowing. In other respects, a sense of bulk would be felt in the rear garden of No.1 from the hip to gable change, the raising of the ridge line and the rear dormer - however, due to a separation distance from the rear dormer and works and No.1's rear garden of approximately 4.5 metres officers consider that this increase would be limited and acceptable upon No.1.

No.2 Linden Way

- 7.16 Regarding No.2, due to a sufficient separation distance from the proposed rear works to No.2's curtilage of approximately 14.5 metres, this property is considered to be acceptably impacted regarding overshadowing and the sense of overbearing from the proposed additions of mass and bulk from the proposal. It has also been considered important to assess the potential for overlooking concerns from this application. As this application's plans propose the rear windows of the dormer to be obscurely glazed, with only fan lights at a minimum of 1.7 metres above finished floor level to be openable, which can be conditioned, officers consider that this property would be acceptably impacted regarding overlooking concerns. With regard to these concerns, the dormer is considered to have an acceptable impact on No.2 regarding overlooking.
- 7.17 Consequently, it is considered that the proposal would 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) 2011. It is noted no letters of objection were received with respect to the scheme.

(iv) Ecology

- 7.18 Due to the potential for harm towards protected bat species, the ecologist was consulted during the application process. The ecologist stated "*This is fine. Modern garage with tight-fitting tiles*". In light of this, officers are satisfied that this proposal would have an acceptable impact regarding protected bat species and would accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.

(v) Use of the outbuilding and parking

- 7.19 The outbuilding would remain a garage at the ground floor level, with a home office at the first-floor level. In light of the proposed scale of the outbuilding, correspondence between the agent and the officer was undertaken to further ascertain the use of the outbuilding's first floor. In an email uploaded on 22/7/24, the agent stated that the outbuilding would be " *A home office for the home owner to do accounts, invoicing, quotes etc in connection with the business. No clients will be visiting the premises*". In light of this, officers are able to condition this outbuilding, so that it cannot be used as a separate dwelling and so that it cannot be used as a self-contained business premises which could host clients. As there would be no requirement for more parking spaces for the dwelling from these works and on a site visit the dwelling was noted to feature ample parking for at least 3 cars, this proposal would accord with Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011.

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/24/00410 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:

3D PERSPECTIVE: Uploaded 17/7/24
3D PERSPECTIVE 2: Uploaded 17/7/24
LOCATION PLAN AND AMENDED EXISTING AND PROPOSED BLOCK
PLAN: Uploaded 22/8/24
EXISTING AND PROPOSED ELEVATIONS: Uploaded 17/7/24
EXISTING AND PROPOSED SIDE ELEVATIONS: Uploaded 17/7/24
EXISTING GROUND FLOOR AND ROOF PLAN: Uploaded 17/7/24
EXISTING PERSPECTIVES: Uploaded 17/7/24
PROPOSED FIRST FLOOR AND ROOF PLAN: Uploaded 17/7/24
PROPOSED FRONT PERSPECTIVE: Uploaded 17/7/24
PROPOSED FRONT PERSPECTIVE 2: Uploaded 17/7/24
PROPOSED REAR PERSPECTIVE 1: Uploaded 17/7/24
PROPOSED REAR PERSPECTIVE 2: Uploaded 17/7/24

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the windows serving the rear dormer serving an office on the rear elevation on the plans hereby approved shall be fitted with textured glass, which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter, with only fanlights to feature a minimum 1.7m cill height above finished floor level to be openable.

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.

- 5 The extensions and works hereby permitted to the existing outbuilding shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and the outbuilding shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not a satisfactory position and has insufficient amenity space to be occupied separately from the main dwelling, and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The extensions and works hereby permitted to the existing outbuilding shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and the outbuilding shall not be used to facilitate the running of an independant business, nor shall any clients associated with the home office use visit the premises at any time.

Reason: In the interests of preventing an increase in traffic to the application site and disturbances to neighbouring properties and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.