

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

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No comments received.

Councillor Elizabeth (formerly Dianne) Lloyd

No comments received.

Councillor S Milne

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	N/A

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) Parking matters

- (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 proposal consists of the construction of a ground floor and loft rear extension following the demolition of the existing rear conservatory. At ground floor level, the proposed extension would create an expansion to the kitchen/dining area and an addition to the former dining area which would be converted to an ensuite bedroom. At the loft level, the proposed works would result in the creation of two bedrooms to the rear and a bathroom to the southwest side. In terms of fenestration, the ground floor bedroom would be served by a new window, and the kitchen area by a French door with side windows at the rear elevation, with the addition of two side windows at northeast elevation serving the bathrooms.
- 7.4 At loft level, each bedroom at the rear would be served by a window at rear elevation, with the northeast bedroom served by an additional rooflight and the southwest bedroom additionally served by a side window and the bathroom by one window at the same side elevation; these two openings would be part of the proposed side dormer. It is noted that all materials would be matching the existing. Additionally, the proposed works would result in a change of the roof type from hipped to gable at rear elevation with the installation of roof ridge flashing (with small flat roof) adding approximately 300 mm. Considering that the works would mainly be located at the rear of the property, as well as considering the scale and design of the proposed works and while the side dormer and the roof ridge flashing visible from the public realm, it is deemed that these works would not adversely impact the character of the main dwellinghouse and the surrounding area and would have a limited and acceptable impact on the streetscene. It is noted that similar works are existing within the area (including at No.13 to the southwest) while also considering the variety of the house designs in the neighbourhood.
- 7.5 Additionally, the proposed side dormer is considered of an appropriate scale, at it would be below the roof ridge and set off the eaves of the existing roof, thus would not appear predominant as part of the roof. Therefore, it is considered that, on balance, the proposed works would be in keeping with the character of the area.
- 7.6 Considering the above, the design, the mass and appearance of the proposed development, is deemed appropriate in context to the main dwellinghouse and the character of the area 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 The proposed works would be mainly located at the rear and southwest wide of the property, with some other alterations to the fenestration at other elevations. It is noted that all side windows and rooflight would be obscure glazed.
- 7.8 To the southwest side, lies the adjacent property at No.13 Beechwood Avenue. As the proposed dormer would be facing this property, all new windows at loft level are proposed to be obscure glaze, preserving the privacy of the residents. Although the works at the side and rear side of the application site would be highly visible from this property, by dint of the existing dwellinghouses sitting, the separating distance of approximately 4.3 metres reinforced by the existing addition of the single storey building at the southwest boundary as well as considering the existing mass of the properties, it is deemed that the proposal would not appear overbearing or lead to a loss of daylight or harmful overshadowing or overlooking to this neighbouring property.

- 7.9 On the northeast side, it is noted that the proposed side windows at ground floor and the proposed rooflight would be all be obscure glazed. Furthermore, by dint of the angled siting of the properties and considering that the increase in the roof ridge height would be marginal with the neighbouring property's main side elevation sitting at approximately 4.2 metres and separated by a detached garage, it is deemed that the proposal would not appear overbearing or result in harmful overshadowing, overlooking or loss of daylight or privacy to the neighbouring property at No.9 Beechwood Avenue.
- 7.10 To the front and the rear of the application site, it is considered that the neighbouring properties are located at a sufficient distance to avoid any harmful impact resulting from the proposal.
- 7.11 Consequently, the proposed development does not appear overbearing or leading to overshadowing, loss of privacy, loss of daylight or overlooking and would have limited and acceptable impact on the immediately adjacent amenities and the neighbouring properties, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that no letters of objection were received with respect to the scheme.

(iv) Parking matters

- 7.12 The proposed works would result in an additional bedroom at ground floor level, and two additional bedrooms at loft level leading to a total of five bedrooms at the property. With regard to the guidance cited in the Havant Borough Council Parking SPD, a minimum of three parking spaces with the curtilage of the property would be required. The submitted parking plan shows an existing provision of four car parking spaces and considering that the front area of the property is entirely paved, it is deemed that the current provision of car parking spaces would be meeting the requirements of Havant Borough Council Parking SPD and Policy DM13 of Havant Borough Council Local Plan (Core Strategy 2011).

8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbouring properties, the streetscene and the character of the area and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00309, 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:

BCHWD11 12	Location Plan - Uploaded 23 April 2024
BCHWD11 11	Site Plan - Uploaded 23 April 2024
BCHWD11 10	Block Plan - Uploaded 23 April 2024
BCHWD11 09	Parking Plan - Uploaded 23 April 2024
BCHWD11 05	Proposed Ground Floor Plan - Uploaded 23 April 2024
BCHWD11 08A Rev A	Proposed Front And Side (NE) Elevations - Uploaded 03 July 2024
BCHWD11 08A Rev A	Proposed Rear And Side (SW) Elevations - Uploaded 03 July 2024
BCHWD11 07 Rev A	Proposed Roof Plan - Uploaded 03 July 2024
BCHWD11 06 Rev A	Proposed 1st Floor Plan - Uploaded 03 July 2024

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, prior to first occupation of the extension hereby permitted the windows and rooflight in the first floor on the elevations facing north-east and south-west (bedroom 3 rooflight, bedroom 4 window and bathroom window) together with the ground floor shower room and en-suite on the elevation facing north-east shall be fitted with, to a height of no less than 1.7m above finished floor level 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.

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.