

3 Proposal

Proposals to include: Single-storey rear extension, loft conversion and internal alterations.

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)

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson
No comment received

Councillor Mike Sceal
No comment received

Councillor Peter Wade
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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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

(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 This proposal comprises the addition of three dormers , two the rear roof slope and one to the front roof slope alongside one rooflight . Other changes include a single storey rear extension and the addition of rooflights and changes to fenestration to the existing single storey side element. The proposed dormers would have a pitched roof design and would allow for additional space at second storey level which would include the creation of a master bedroom with an ensuite bathroom. The two dormers closest to the south east would both serve the master bedroom , the other rear dormer would serve the bathroom and the rooflight would be sited above the stairwell. The proposed dormers are considered to be in keeping with the general style of the properties within the estate as would the scale . Overall the dormers are deemed to have a subservient appearance and would not dominate the roof slope.

7.4 The single storey rear extension would infill the gap between the garage and the dining area and would not be highly visible from the public realm. The scale of the extension would be in keeping with the host dwelling and would not result in overdevelopment of the site . Proposed materials would be in keeping with the host dwelling .

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 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

7.6 The dormer windows would result in some angled overlooking to nearby properties which include no 6 to the south, no 10 to the east and no 12 to the north . This is noted however there is already some degree of overlooking from the existing first floor windows from the property in these directions . In addition the development is already constructed in a manner which offers very close relationships between buildings and the windows are not considered to result in a worsened overlooking relationship between the properties. Noting the existing relationships, no unacceptable harm to neighbour amenity has been identified.

- 7.7 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.

(iv) Parking

- 7.8 The proposal would not result in any additional bedrooms and the internal parking spaces would be retained therefore no further on site parking allocation would be required.

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/23/00595 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:

12 Sep 2023	PL.714.23-04B	PROPOSED FLOOR, ROOF &
SECTION A-A		
12 Sep 2023	PL.714.23-05C	PROPOSED ELEVATIONS
31 Jul 2023	PL.714.23-01	LOCATION AND SITE PLAN

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.