
Site Address:	5 Windrush Close, Havant, PO9 2EW		
Proposal:	Construction of dormer to rear roof slope.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00482	Expiry Date:	24/08/2023
Applicant:	Mr Parham		
Agent:	Loretta Taylor	Case Officer:	Denise Sheath
	Thorns - Young Ltd		
Ward:	St Faiths		

Recommendation: **REFUSE PERMISSION**

1 Site Description

5 Windrush Close is a two storey detached property and attached double car port situated at the end of Windrush Close. It has a grey tiled pitched roof and elevations of red multi-brick. The property benefits from a single storey rear extension. The site is level with open vehicular access to the side and a small area of grass to the front. The side/rear garden is mainly laid to lawn with a patio area and is enclosed by a hedge in excess of 2 metres high to the western boundary, with 1.8 metre high fencing and garage walls of other properties to the remaining boundaries.

2 Planning History

APP/14/00775 - Discharge of Conditions 24, 26 and 27 of Planning Permission
APP/12/01222 (Part B - Outline permission for Copseys Nursery site). SPL - 17/10/2014
APP/14/00986 - Discharge of Condition Nos. 8 and 26 of Full Planning Application
APP/12/01222 (A) and Condition Nos. 10 and 28 of Outline Planning Permission
APP/12/01222 (B). PERM - 31/03/2015
APP/14/01284 - Discharge of Condition No/s: (Manor Farm) (A) 19, 21, 23; (Copsey's Nursery) (B) 4, 5, 6, 7, 9, 16, 17, 22, 24 of Planning Permission APP/12/01222. PERM - 31/03/2015
APP/15/00746 - Discharge of Condition No/s 24, 29 and 30 of Planning Permission
APP/12/01222 for the outline application for Copseys Nursery for the erection of 100 dwellings with 65 open market units comprising 9No 5 bed, 22No 4 bed, 27No 3 bed and 7No 2 bed houses and 35 affordable units comprising 5No 4 bed, 19No 3 bed and 11No 2 bed houses, public open space, allotments, farmers/vegetable market building and car park. SPL - 10/11/2015
APP/17/00283 - Single storey rear extension. PERM - 24/04/2017

3 Proposal

Construction of dormer to rear roof slope.

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)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No Objection:

Reasons for Recommendation

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The proposed development would be a dormer to the rear of the property that would not have a detrimental impact on the surrounding trees. A row of poplars to the west of the property are subject to a Group Tree Preservation Order (TPO 1927), but the existing access route and parking provide adequate ground protection and there is no intention based on the application that any pruning works would be necessary to implement the planning permission in full. The local authority would need to be notified if pruning works were required. The site of the property shows that it is the location of trees subject to a TPO (G2 of TPO 1927) but these appear to be no longer present and therefore not impacted by the development.

The development would not have a detrimental impact to trees and would be in accordance with policy DM8 of the Core Strategy (2011).

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: 1

Comment	Officer Comment
We object to the proposed development as it will significantly and adversely affect our wellbeing due to loss of privacy. Due to the close proximity of the property, the proposed development directly overlooks, not only our gardens but directly into our main living accommodation, namely our living room and rear bedrooms.	See Section 7.

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.

7.3 Planning Approval for the whole development site (APP/12/01222) contained conditions which removed the Permitted Development for Classes A,D E and B & C of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) England) Order 2008, as amended, in the interests of the character and amenities of the development. Therefore planning permission is required and the subject of this application for the introduction of a rear dormer.

(ii) Appropriateness of design and impact on the character of the area

7.4 Policy CS16 of the Havant Borough Local Plan Core Strategy (HBLPCS) requires, amongst other matters that development response to and draws inspiration from and respect local context and proposal are designed to a high quality. This policy echoes Government advice in the National Planning Policy Framework which promotes quality developments.

7.5 The proposal would introduce a dormer window into the southern roof slope. It would have a width of approximately 7.2m, a height of 2.2m and a depth of 1.5m.

- 7.6 3No. windows are proposed to the dormer one window will serve a bathroom (the window to the western end of the dormer) , one window will serve the staircase area (the window located in the centre) and one window will serve the additional bedroom (the window towards the eastern end of the dormer). Whilst 2 of the 3 windows could be obscurely glazed (ie bathroom and staircase) to prevent overlooking concerns it is not considered a suitable solution for a window which serves the bedroom as this would be the primary light source for that room.
- 7.7 The proposed dormer would be visually prominent from the streetscene of Daffodil Way. It was noted during a site visit that there are no other examples of similar development in the immediate vicinity. It is therefore considered that the proposed dormer would have a detrimental impact upon the streetscene and character of the of area. The proposal would therefore be contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

(iii) Effect on neighbouring properties

- 7.8 Policy CS16 of the HBLPCS seeks to resist development that causes "...unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking."
- 7.9 The proposed dormer would have a distance of approximately 35m from the rear facing elevation of the neighbouring property to the west (No.52 Blenheim Gardens). Due to the separation distance, it is not considered that the proposed dormer would have a detrimental impact upon this neighbouring property with regard to overlooking, loss of privacy or overshadowing. It is therefore considered that the impact upon this neighbouring property would be minimal and acceptable.
- 7.10 The proposed dormer would have a minimum distance of approximately 18m from the rear facing elevations of the neighbouring properties to the east (No.s 1 & 3 Windrush Close). Due to the orientation of the properties, the proposed dormer would not create any additional overlooking than what is already existing from the windows at first floor level within its side facing elevation. It is therefore considered that the impact upon this neighbouring property would be minimal and acceptable.
- 7.11 It is noted that the original dwelling was designed to ensure that there was no overlooking from the rear elevation, as there has never been any windows at first floor level within the rear elevation. As a result the neighbouring properties located at the rear (No.s 2 and 4 Daffodil Way) occupy relatively private rear gardens. The introduction of a rear dormer to the rear roof slope would create direct overlooking and loss of privacy to these neighbouring properties. It is therefore considered that the proposed dormer would cause unacceptable harm to the amenity of these neighbours through the loss of privacy and overlooking and would therefore be contrary to Policy CS16 of the Havant Borough Core Strategy.

(iv) Parking

- 7.12 The proposed development would result in the increase in the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required according to the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 3 car parking spaces as shown in the submitted parking plan. Therefore, the proposed development is in accordance with the Havant Borough Car Parking SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have an unacceptable and significant impact on neighbours' properties and the locality and is therefore considered to be contrary to adopted local policy and the National Planning Policy Framework, and therefore recommended for refusal.
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9 RECOMMENDATION:

That the Head of Place be authorised to **REFUSE PERMISSION** for application APP/23/00482 for the following reasons

The proposed rear dormer would have a detrimental effect on the character of the streetscene of Daffodil Way and would therefore have an adverse effect on the visual amenities of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

The proposed window within the south eastern elevation of the rear dormer would give rise to direct overlooking of the rear gardens of No. 2 & 4 Daffodil Way to the detriment of the amenities of the occupants of these properties. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.