
Site Address:	36 Hazelwood Avenue, Havant, PO9 3RE		
Proposal:	Proposed extension to existing flat roof dormer.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00647	Expiry Date:	17/10/2023
Applicant:	Mr Parsons		
Agent:		Case Officer:	Denise Sheath
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

36 Hazelwood Avenue, Havant, is a bungalow constructed with red/brown brick, the front elevation of the property has a protruding front elevation with a pitched roof and gable end which has a tile hung decoration. The property is link attached by the garage to the neighbouring property to the south. The frontage of the property is block paved leading to the garage with a laid to lawn front garden area.

2 Planning History

03/68014/000 - Hipped pitched roof over existing garage, pitched roof over the existing bay window to the front elevation and a dormer window to the north elevation.
PERM 06/08/2003

3 Proposal

Proposed extension to existing flat roof dormer.

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

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection:

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 is within the footprint of the existing accommodation, with suitable space for deliveries and parking at the front of the property. The woodland to the rear of the property is subject to a Tree Preservation Order (TPO 1048), but due to the works not expanding the footprint of the property and the distance from the woodland to the property considered a sufficient buffer, there would be no reasonable justification to require any additional information to safeguard the protected woodland.

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: 4

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 proposal seeks to extend the existing flat roof dormer located either side of the roof slope to the projecting element at the of front elevation of the property. The dormer extension would have a 1.3m depth, a 3.1m width and a maximum height of 1.4m. The proposed dormer extension will serve a new shower room within the loft area. 2no. windows are proposed, one to each of the side elevations of the dormer. The materials to be used would match the materials of the existing dormer and would be in keeping with the context of the bungalow. It is not considered that an extension to the dormer would have a harmful impact to the existing character of the streetscene.
- 7.4 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

- 7.5 The proposed front dormer extension would not result in encroachment into outlook from surrounding dwellings nor in loss of light or have an overbearing impact. The windows proposed to the side elevation of the dormer would serve a shower room, it has therefore been recommended that these windows are obscurely glazed. The proposal is therefore considered not to be harmful to the amenity of nearby occupiers and thus to be acceptable.
- 7.6 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/23/00647 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:

Location Plan - Received 22 August 2023

Block Plan - - Received 16 August 2023

Existing Floor Plans and Elevations - Drawing No.36/01 - Received 16 August 2023

Proposed Floor Plans and Elevations - Drawing No.36/02 - Received 16 August 2023

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 The proposed windows within the side elevations of the front dormer extension shall:-

i) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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.