

APP/14/01034 - Application for Non-Material Amendments to APP/12/00876 in relation to removal of chimneys; fenestration amendments and internal alterations; minor adjustment to rear projection (plot 1); boundary fence between existing house and new garage moved; minor amendments to parking and turning, landscaping update and replacement planting following removal of existing hedge. PERM - 30/10/2014

APP/14/01198 - Proposed double garage and workshop for approved Plot 2. (Amendment to previously approved scheme reference APP/12/00876). PERM - 05/02/2015

APP/20/00965 - Single storey rear extension, with associated landscaping, erection of single storey home office - PERM - 14/01/2021

3 Proposal

Construction of single storey rear extension and alterations to the roof to create a mansard roof design with 2No. flat roof dormers to the rear elevation, 1No. roof light to the front roof slope and 3No. roof lights to the flat roof element of the main roof.

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

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map

legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations

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: 22

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We have no objections or concerns about the intended extension or loft conversion. However, the build is substantial and there are two points we would like considered when making the decision. Both are concerning working practices by the selected contractor. First of all, noise. Could the operation of machinery on site be restricted to Monday-Saturdays with no external working on Sundays and bank holidays. Secondly, the block paved area at the top of the communal drive which runs alongside number 50 is the private parking area for the two bungalows numbered 50A and 50B. The space is limited and the drive is the only entrance and exit to our property. It is not a turning circle.	Any concerns regarding noise or the times and days of construction should be registered with the Environmental Health department. Any issues which arise during the construction period with regard to this matter would be a civil issue between the parties involved.

It would be appreciated if these two matters could be considered by the planning authority when making their decision and brought to the attention of the selected contractor before the build commences.	
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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) Southern Gas

(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 first part of the proposal is to alter the existing roof to create a mansard roof design with 2No. flat roof dormers to the rear elevation, 1No. roof light to the front roof slope and 3No. roof lights to the flat roof element of the main roof. The proposed loft conversion would provide space for a large master bedroom, an en-suite and a walk-in wardrobe. In order to carry out these works the existing ridge height would be increased by approximately 0.9m. The materials would match with the existing building.

7.4 Both of the rear dormers would be the same size, having a width of approximately 2m, a depth of approximately 0.6m with a flat roof having a maximum height of approximately 2m. The materials to be use in the construction would be tile hanging to match with the main roof. The Havant Borough Design Guide states that dormers should be set down from the ridge, up from the eaves and in from sides, and this is judged to have been demonstrated within this proposal.

7.5 The proposed development would be visible from the public realm. Although the works would result in the increased height of the property this is not considered to cause a detrimental impact upon the streetscene. The streetscene of London Road consists if a mix of one to two storey properties which differ in design and materials.

7.6 Therefore, on balance it is considered that the proposed roof alterations and rear dormer would not have a detrimental visual impact upon the character of London Road nor would they be out of keeping with the character of the area.

- 7.7 The last element of the proposal is for the erection of a single storey flat roof extension located to the rear of the dwellinghouse. The proposed extension is proposed to have a 3.9m depth spanning the width of the property at approximately 9.8m with a maximum height of approximately 3.1m. 3No. roof lights are proposed within the flat roof of the extension which would have a maximum height of approximately 3.4m. The proposed flat roof element will extended a further 0.6m from the rear wall elevation to create a canopy. The materials to be used in the construction of the extension would be render to match the existing building. Due to its location to the rear the proposed extension would not be readily visible and would not create a harmful impact upon the character of the area.
- 7.8 On balance the design and appearance of the proposals are 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

- 7.9 The neighbouring properties located to the front of the application site (Nos. 107 and 109 London Road) are separated from the application site by the London Road highway. It is therefore considered that the proposed roof alterations would not have a harmful impact upon these neighbouring properties.
- 7.10 The proposed rear dormers are not considered to create any additional overlooking or loss of privacy than what is already existing from the rear first floor windows within the application site to the neighbouring properties to the rear Nos. 50A, and 50B London Road. The proposed dormers would have a minimum distance of 29m from the front facing elevations of these neighbouring properties. The impact upon these neighbouring properties from the roof alterations is considered minimal and acceptable.
- 7.11 The proposed rear extension would have an approximate 29m distance from the front facing elevations with the neighbouring properties located to the rear (Nos.50 A and 50B) the proposed extension would be mainly screened by the 2m high boundary treatment of fencing along the rear boundary and the detached garage located adjacent the rear boundary. It is therefore considered that the proposed extension would have a minimal and acceptable impact upon these neighbouring properties.
- 7.12 The proposed rear dormers are not considered to create any additional overlooking or loss of privacy to the neighbouring property to the North (No.52 London Road) than what is already existing from the rear first floor windows within the application site. It is therefore considered that the proposed dormers would have a limited and acceptable impact upon this neighbouring property.
- 7.13 The proposed single storey rear extension would maintain the 7.5m distance from the neighbouring property to the North (No.52). This neighbouring property would be mainly screened by the 2m wooden fence boundary treatment at the application site and the access road which is situated between the two properties. It is therefore considered that the proposed extension would have a minimum and acceptable impact upon this neighbouring property.

- 7.14 The proposed rear dormers are not considered to create any additional overlooking or loss of privacy to the neighbouring property to the South (No.48 London Road) than what is already existing from the rear first floor windows within the application site. The proposed dormers would not be able to directly view into the patio area located between the rear extension and the southern boundary of this neighbouring property. It is therefore considered that the proposed dormers would have a limited and acceptable impact upon this neighbouring property.
- 7.15 The proposed single storey rear extension would maintain the 3.5m distance from the neighbouring property to the South (No.48). This neighbouring property would be mainly screened by the 2m wooden fence boundary treatment along the shared boundary. The proposed extension would not protrude any further than the existing neighbouring extension along the shared southern boundary. It is therefore considered that the proposed extension would have a minimum and acceptable impact upon this neighbouring property.
- 7.16 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).

(iv) Southern Gas

- 7.17 Southern Gas were consulted on this application and provided information relating to when works get carried out. Relevant information can be provided to the applicant by way of an informative.

8 Conclusion

- 8.1 The proposed development are acceptable in principle, is appropriate in terms of design and their impact on the character of the area, and they 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/23/00784 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:

Application Form - Received 16 October 2023

Location Plan - Received 16 October 2023

Block Plan - Received 16 October 2023

Existing Floor Plans and Elevations - Drawing No. 7174.23.1 - Received 16 October 2023

Proposed Floor Plans and Elevations - Drawing No. 7174.23.2 - Received 16 October 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.