
Site Address: 17 St Georges Avenue, Havant, PO9 2RU
Proposal: Proposed loft conversion works and ground floor extensions to front and rear, new porch roof.
Application Type: Full Planning Permission
Application No: APP/23/00503 Expiry Date: 10/08/2023
Applicant: Ms and Mr V MacKenzie and A Jones
Agent: Mr Barlow Case Officer: Josephine Lacey
 The Steven Barlow Partnership
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is on the south side of St George's Avenue within a residential area, opposite other residential properties. Vehicular access is from St George's Avenue. The application site is a detached hipped roof bungalow with a tiled roof and brickwork to the elevations. There is a single storey side extension to the west elevation. There are mature trees to the site's perimeter, notably to the front around the west boundary.

2 Planning History

APP/22/01215 - Prior notification for single storey development extending 7.19 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.70 metres and a maximum height of 3.30 metres.

, GPDR,30/01/2023

APP/23/00049 - Proposed single storey side and rear extension, following demolition of existing garage and utility., PERM,04/05/2023

APP/23/00094 - Prior notification for single storey development extending 7.19 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.70 metres and a maximum height of 3.30 metres. (Resubmission)

, GPDC,06/03/2023

3 Proposal

Proposed loft conversion works and ground floor extensions to front and rear, new porch 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

Councillor Gillian Harris

No comment received.

Councillor Imogen Payter

No comment received.

Councillor Phil Munday - St Faiths

No comment received.

County Ecologist, Strategic Environmental Delivery

Thank you for consulting me on this application.

The application is accompanied by a Preliminary Roost Assessment (Arbtech, November 2022) and a Bat Emergence Surveys and Mitigation Report (Darwin Ecology, June 2023). Following an initial assessment, the dwelling was considered to offer bat roosting potential due to the presence of numerous gaps and crevices within roof materials and hanging tiles. Subsequently, two evening emergence surveys were carried out during May 2023. No bats were observed roosting within the dwelling, and it is concluded that roosting bats are not currently present and that no further survey work is necessary.

Some sensible recommendations for the use of artificial lighting and for biodiversity enhancements are made. I would support the inclusion of an integral roosting box for bats within the new extension: the Bat Emergence report includes detailed information on such features.

If you are minded to grant permission, can I suggest that the reconfigured dwelling includes a single integral roosting unit for bats. The optimum location for this would be the new main gable ends.

The extended dwelling shall include at least one integral bat roosting unit, installed and retained in an appropriate location as per manufacturer's instructions. Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk

and please read our New Connections Charging Arrangements documents which are available on our website via the following link:
southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

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: 7

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) Trees
- (v) Bats

(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 proposed development would involve alterations to the main roof form by replacing the existing hipped roof with a pitched roof. This would not exceed the ridge height of the existing property. It would also involve the construction of two flat roofed front dormers and two flat roofed dormers on the rear elevation; one with three slim windows and one with one window. This would allow for a loft conversion comprising of a large master bedroom with a dressing room, a balcony on a gable end to the rear with two double doors, a bathroom, a guest bedroom and storage space, as well as a new roof light on the rear elevation serving the staircase and landing.

7.4 There would also be a new single storey front extension with a pitched roof and gable boarding, as well as a new porch roof. The rear extension would extend from the ground floor to the balcony adjoined to the loft conversion, out from the rear building line by 1.8m, with width of 4.5m, a height of 6m up to the height of the existing dwelling's roof, and with an eaves height of 3.2m. The front extension would extend 2m by 4.2m, with a height of 4.6m and an eaves height of 2.1m. The dormers are proposed to be 2.3m wide and 1.3m deep, with a height of 1.6m on the front elevation, with 1m high by 1.7m wide windows. The dormers on the rear elevation are proposed to be 3.2m wide and 1.5m deep, with a height of 2m, with the western-most dormer having three 0.5m wide by 1.1m high windows and the eastern-most dormer having one 1.1m high by 1.8m wide window. The new porch would be 3.5m high, with an eaves height of 2.1m and a width between the posts of 2.1m.

7.5 The new exterior walls would be finished with smooth white render in white or off white, and there would be new facing brickwork to match the existing dwelling in type, colour and texture as far as practicable. There would be new horizontal timber cladding to the new exterior gable walls and dormer walls, which would be in the colour Western Red Cedar. The new balcony would consist of a glass panel balustrading with optional stainless steel handrail/ framework to balcony. All the new windows and external doors would be double or triple glazed UPVC frame windows and external doors, with framework colour as dark grey or anthracite. The new flat roof would be single ply roofing membrane, and the new parapet walls would be topped with powder coated aluminium and the colour would be black or dark grey or anthracite. The new flat roof eaves overhang would powder coated aluminium fascia system in black or dark grey or anthracite. There would be a cedar timber infill to the soffit. The guttering and round downpipes would be black and the new pitch roofs would be plain tiled to match in type, colour and texture to those of the existing dwelling as far as practicable.

7.6 The proposal would be in keeping with the character of the surrounding area. Most properties on this road are two-storey; some with loft conversions with dormers in the roof. The property is also less visible from the street due to the large mature trees that

are positioned between the dwelling and public domain.

- 7.7 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

- 7.8 The proposed rooflight, two dormer windows and new ground floor window on the front elevation would face mature trees to the north between the dwelling and the public domain. The proposed rear dormers, balcony and patio doors to the south elevation faces onto mature trees in the rear garden as well as the north side elevation of 2 Ryecroft. The proposed balcony would be 25m from the side of 2 Ryecroft, and there are mature trees existing in this area which shield some of the view. As a result, the roof alterations and loft conversion, balcony and proposed new ground floor doors and windows would not be materially harmful in terms of overlooking or loss of private amenity space to the occupiers north and south of the site.
- 7.9 The neighbouring property to the west has a distance of approximately 15 metres from the side wall to the shared boundary. The proposal has no additional windows on this elevation and there are also several large trees along this boundary, therefore, the proposal is unlikely to have any impact on this property.
- 7.10 The neighbouring property to the east has a distance of approximately 10 metres from the side wall to the shared boundary, the proposal would also be mostly screened by the boundary treatment and the garage of this neighbouring property, therefore, the proposal would have a minimal and acceptable impact upon this neighbouring property.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Trees

- 7.12 There are several mature trees in the curtilage and on the boundary of the property as well as in the front garden of the neighbouring property to the west. The proposed development would not have any implications on the trees and therefore deemed acceptable.

(v) Bats

- 7.13 The dwelling was considered to offer bat roosting potential following an initial assessment, due to the presence of numerous gaps and crevices within roof materials and hanging tiles. Subsequently, two evening emergence surveys were carried out during May 2023. No bats were observed roosting within the dwelling, and it is concluded that roosting bats are not currently present and that no further survey work is necessary. The inclusion of an integral roosting box for bats is supported by the Ecologist consulted on the application, with the optimum location for this being the new main gable ends. An integral bat roosting unit will therefore be built into each

gable end at high level. This will be added as a condition of the development.

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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00503 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:

0751-02 006 03 Amended Existing and Proposed Elevations
0751-02 001 02 Amended Location and Block Plan
0751-02 005 03 Amended First Floor Level and Main Roof Level Plan
0751-02 004-02 03 Amended Proposed Site Plan
0751-02 004 03 Amended Proposed Site Plan (Partial)

Preliminary Roost Assessment dated 14/11/22
Bat Emergency Survey and Mitigation Report dated June 2023

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.

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The extended dwelling shall include two integral bat roosting units, installed and retained in an appropriate location as per manufacturer's instructions.

Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

