
Site Address: 48 Brooklands Road, Havant, PO9 3NT
Proposal: Loft conversion comprising of front dormer and hip to gable roof extension.
Application Type: Full Planning Permission
Application No: APP/23/00331 Expiry Date: 06/06/2023
Applicant: Mr J Steppens
Agent: Mr R Williams Case Officer: Selina Donophy
JLRW Architecture
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a semi detached bungalow located on the west side of Brooklands Road, Havant. This property has a hipped roof with elevations formed from brickwork. Running down the side of the property is a shared driveway leading to a garage located towards the rear. The area is predominantly residential in character.

2 Planning History

None relevant

3 Proposal

Loft conversion comprising of front dormer and hip to gable roof extension

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 D Guest

No comment received

Councillor Liz Fairhurst - Bedhampton

No comment received

Councillor Mark Inkster

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
We live at number 50 and have a shared driveway with number 48. We confirm that we have no objection to any of the proposed plans for this property to be extended.	Comment noted.
:I object to this planning application because it is drastically out of character with this part of Brooklands Road. None of the bungalows in this part of Brooklands Road have front dormers with the exception of No. 53 whose extension neatly blends into the roof shape of next door No. 55. Further down the road Nos. 38/40 have front dormers but being on the same roof they complement each other. I am not aware of any plans to add a front dormer to the roof of No. 46. I believe this proposal for a front dormer to be an extreme example of poor design.	Comment noted- plans have since been amended .

Further comment : I am concerned by the proposal to pave over a considerable area of front garden so close to my property; is more detail available on how the surface water would be dealt with? Our properties are on chalk. Have Southern Water been consulted on the increased load on the combined sewerage system that would arise from this additional surface water runoff from a large paved hardstand? The Planning Application form indicates that no trees will need to be felled or pruned, it isn't clear how this will be achieved when there are mature trees in the front garden where three parking spaces are proposed according to the Block Plan. If this planning application is granted, bearing in mind it relates to a modestly sized two bedroom semi-detached property, request a condition is attached to limit construction work to normal working hours, i.e. 8am to 6pm Monday to Friday and 8am to 1pm Saturday.	Materials will be permeable . Planning permission is not required for a driveway constructed from permeable materials. Noted however this foliage would not be of a quality requiring protection via tree protection plans. Please see Informative relating to hours of work- if this were to become an issue this would be investigated via separate Environmental Health legislation.
--	--

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 has been amended following its initial submission - initially this included a rear dormer however this dormer was considered to be incongruous in design due to the scale which resulted in overdevelopment of the rear roof slope contrary to Policy CS16 of the Havant Borough Design Guide. The applicant has since removed this from the proposal and has stated they wish to build this within their permitted development rights - the applicant has been instructed that if they wish to do this then they would be required to build this within Class B limits of the General Permitted Development Order and they must build this in the correct order so as not to exceed their volume allowance . The front dormer as proposed has also been reduced in size with the width reduced and the height also reduced in order to appear more subservient within the roof slope. The front dormer would now be set up by a significant distance from the eaves line and would be similar in appearance to that permitted at no 53 Brooklands Road under application reference APP/19/01153. The front dormer is considered to generally be subservient within the roof slope in terms of the scale and set in from the sides of the roof. Whilst many of the properties in the road have been left unaltered at roof level, other properties have benefitted from the dormers and roof extensions - it is noted that planning permission would not be required for the hip to gable roof extension on its own. The applicant has confirmed that materials will comprise of hanging tile to match existing. Overall the proposals are considered to be acceptable.

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 To the north of the application site is no 46 Brooklands Road , the adjoining property. To the south of the application site is no 50 Brooklands Road. To the rear of the site is no 17 Portsdown View. The proposed hip to gable roof extension would increase the roof bulk between no 48 and 50 however this could be completed without planning permission and is not considered to result in unacceptable harm to the amenity of this property . Opposite the site is the garden of no 47 Brooklands Road - the separation distance between the front dormer and the garden of no 47 would exceed 20 metres and would be indirect and the impact is therefore considered 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).

(iv) Parking _

7.7 The proposal would result in a three bedroom property which would require 2 on site parking spaces . These have been shown on the site plan- the applicant has also confirmed materials would be permeable .

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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00331 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:

01 Aug 2023 22041_101_C EXISTING & PROPOSED
PLANS
22041100 LOCATION AND BLOCK PLANS

Reason: To ensure provision of a satisfactory development.

- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the extensions hereby permitted being first brought into use and shall be retained thereafter for their intended purpose. The hardsurfacing shall include a porous surface.

Reason: In the interests of highway safety and flood risk and having due regard to policies DM13 and CS15 of the Havant Borough Local Plan (Core Strategy) 2011 the Havant Borough Parking SPD and the National Planning Policy Framework.

- 4 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.