
Site Address:	16 Woodville Road, Havant, PO9 3NU		
Proposal:	Proposed 4No. double rooflights to existing roofslopes.		
Application No:	APP/20/00803	Expiry Date:	18/11/2020
Applicant:	Ms Hunt		
Agent:	Mr C Mallen	Case Officer:	Denise Sheath
	Thorns - Young Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

16 Woodville Road, Havant, is a bungalow located at the end of a residential cul-de-sac in Havant. There is parking available on an area of hard standing to the front of the dwelling. There is a garden at the rear which is laid to lawn and enclosed by a 1.8m high boundary fence. There is an existing conservatory in situ at the rear. The levels change on site with a downward slope northwards. Woodville Road is characterised by bungalows however, development to the south in Pennant Hills is characterised by semi-detached, two-storey dwellings.

2 Planning History

APP/13/00174 - Single storey rear extension., PERM,15/04/2013

3 Proposal

Proposed 4No. double rooflights to existing roofslopes.

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)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required

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: 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 would be visible from the public realm. The development is to provide an arts and craft studio for personal use within the roof space incorporating rooflights to the north and south elevations of the property. The existing streetscene consists of similar development with regard to rooflights within the roof slopes of the bungalows within the cul-de-sac, the development would therefore not be wholly out of 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 It is judged the development would have no adverse bearing on the properties to the front of the application site.

7.6 The neighbouring properties to the rear have a distance of approximately 40m from the proposed rear rooflight, any impact from the rooflight would be minimal and acceptable given the distance from these properties.

- 7.7 The neighbouring properties to the south in Pennant Hills are orientated so that their rear gardens face onto the side elevation and onto the rear garden of the application site. However, due to the change in ground levels, these properties are at a higher level than the application site. As such, their windows look over and beyond No. 16 and its rear garden. The installation of the roof lights will be installed on the opposite side and will not face these properties nor have any adverse bearing on these properties.
- 7.8 The installation of the rooflights within the northern side elevation could be perceived to create overlooking and loss of privacy to the neighbour to the north (No.14) due to the staggered heights of the of bungalows along the streetscene and due to the bungalows being erected on the down slope of Portsdown Hill the element of overlooking is already exists. There have been no letters of objection received from the neighbouring properties with regard to overlooking loss of privacy concerns.
- 7.9 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00803 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 23 September 2020
Location Plan- Received 23 September 2020
Block Plan - Received 23 September 2020
Existing and Proposed Elevations and Floor Plans - Drawing No. 4145-20-1-Rev B - Received 23 September 2020

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.