

Recommendation: **GRANT PERMISSION**

19A Victoria Road is a bungalow constructed of brick and tile, with a loft conversion to create one bedroom and rear roof dormer. The property has a single storey extension to the rear and car port to the side. There is a watercourse/brook to the immediate west of the site, which is a main river as defined by the Environment Agency, and the site is in flood zone 3. The surrounding area is residential in character, and this part of the street consists of mainly two storey properties with some variety in design and appearance.

No recent planning history.

The proposal is to extend the accommodation in the roof space by adding a pitched roofed front dormer and altering by a hip to gable extension to the rear.

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM10	(Pollution)

E1*	(High quality design)
E19	(Managing flood risk in new development)

ENP D2 (Height, Mass & Materials)

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

No comments were received

Councillor Lulu Bowerman

No comments were received

Councillor R Kennett

No comments were received

Environment Agency

No response was 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: 7

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 front dormer would be to the height of the main roof ridge extending forward at the same pitch/roof line. The property is in a context of two storey neighbours and the additional mass from a dormer on this property is not considered to be inappropriate in the context, nor unacceptable on the property itself. The rear roof hip to gable alteration would have limited impact on the street scene. The application documents states that the materials would be tiles to the roof, and hanging tiles to the walls. It is recommended that a condition is added to any planning permission granted that these materials should match the existing building to ensure an acceptable appearance.

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

- 7.4 The closest property to the proposals is no.21 Victoria Road to the west. No.19A is set back further in the plot than 21, however given the extent of proposed changes it is not considered that unacceptable overbearing or loss of light impact would result, or that there would be an unacceptable change from the existing situation. There are no additional windows proposed on the east or west (side) elevations compared to existing.

Overall it is considered that the proposals would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite, 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.

Other considerations

(iv) Flood risk and proximity to a main river

- 7.5 The site is in flood zone 3 however the works would be at roof height only and would not increase the footprint of the building, or result in an additional unit or additional bedrooms. Thus the proposal is acceptable in respect of flood risk considerations.

The site is adjacent to a main river as defined by the Environment Agency. It is recommended that an informative is added to any planning permission granted to advise the applicant that the consent of the Environment Agency is required to any work or structures in, under, over or within 8 metres of the top of a bank of a main river, and hence due to the proximity the applicant is advised to contact the Environment Agency for further information.

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/20/01058 for the following reasons/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 (1:1250), Block Plan (1:500), 20/1434/02 (Elevations and Roof Plan), 20/1434/01 (Floor Plans) received on 06.11.20
Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be roof and hanging tiles as specified on the submitted application form, and 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.