

Councillor D Keast - Cowplain

No comments received.

Councillor Narinder Bains - Cowplain

No comments 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
No initial objection to planned proposal. I am assuming the rear bathroom will have either a filtered window or one that only opens at the top. Only reason I mention is for future sale opportunities for myself, as this window would have view of a section of my garden, which currently has a table and chairs on a right side view of their proposed rear bathroom.	A suitable condition requiring obscure glazing and non opening below 1.7m from the floor level could be imposed to address any potential overlooking. It is also noted that the new window would serve a bathroom which, ordinarily, are obscurely glazed.

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 The proposals include a relatively small front extension that would have no greater impact on the street scene than the existing building. The proposals would result in an increase in height of the building from approximately 4.95m to 5.48m. However, there is some variation in heights of surrounding buildings due to the topography of the locality.
- 7.4 Whilst the area is characterised by single storey bungalows, there are examples of bungalows within the area that include dormer roof additions within a short distance of the site in Verbena Crescent. There are also examples of gable ended bungalows. As such, the proposals would not set a precedent for similar developments and would not be out of character in the locality.
- 7.5 The proposals would, in addition to raising the ridge height of the roof and gable ends, involve the insertion of two dormer windows to the front elevation and one dormer window to the rear serving a bathroom. It is considered that the dormer windows are well proportioned and that in combination with raising the ridge height of the roof would not result in any adverse impact to the visual amenities of the street scene.
- 7.6 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

- 7.7 The increase in the ridge height of the existing roof in combination with gable ends would not be so great as to result in any adverse impact on the amenities of neighbouring properties.
- 7.8 The third party representation is noted in that whilst no objections are raised, it comments that the rear dormer window would have a view of a section of their garden. It is considered appropriate that this window is obscurely glazed and non opening below 1.7m from the floor level of the bathroom. This would prevent any overlooking of the adjoining property. As such, this can be secured by an appropriate planning condition. Due to the separation distances, it is not considered necessary to condition the new windows in the gable ends.
- 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.

(iv) Parking

- 7.10 The proposal results in the number of bedrooms increasing from 3 to 4. The Havant Borough Parking Standards SPD requires three spaces for a 4 bed house. There is a garage and hardstanding to accommodate these requirements.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and would not result in any adverse impact on the visual amenities

of the street scene 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/21/00177

(A)

- 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:

Existing Floor Plan, Elevations and Location Plan Drawing No.1 Rev A
Proposed Floor Plan, Elevations and Site Plan Drawing No. 1 Rev A

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.

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.

- 4 The 1st floor level dormer window in the rear southern elevation hereby permitted shall at all times be and remain glazed entirely with obscure glass. The particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4 and only openable above a height of 1.7m above the internal floor level of the room to which it serves.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.