
Site Address:	3 Chadswell Meadow, Bedhampton, Havant, PO9 3HB		
Proposal:	Loft conversion with new dormers and gable ends.		
Application No:	APP/20/01006	Expiry Date:	31/12/2020
Applicant:	Mr and Mrs Kendall		
Agent:	Critchley Architecture and Design	Case Officer:	Joseph Toole
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

3 Chadswell Meadow, Bedhampton, Havant, is located to the north side of Chadswell Meadow. The application site comprises a two storey detached property comprising of white render and red brick detailing and concrete roof tiles. Vehicular access is from Chadswell Meadow with parking to the front on the driveway and in the garage.

The property is located within a residential estate with properties differing in style and design.

2 Planning History

No relevant planning history.

3 Proposal

Loft conversion with new dormers and gable ends.

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

Arboriculturalist Response - 11/12/2020

There is Field Maple T9 of TPO 1351 on the boundary of 9 Brunswick Gardens which borders 3 Chadswell Meadow. Looking on Acolaid I cannot see any reference to this tree or any other trees (if there are any on site?).

We would at the very least require a statement from the Agent stating that there will be no impact to the adjacent TPO tree and the reasoning behind this.

Agent Response 11/12/2020

I think that on the basis that all the proposed work is in the loft, we can confidently say that we will not be affecting any TPO trees or their root protection areas. Furthermore, the rear boundary of 9 Brunswick Gardens is 19.9m away from the rear of the main house at 3 Chadswell Meadow, and RPA radius is capped at 12m.

Arboriculturalist Response (2) - 11/12/2020

The statement received is sufficient for me to raise no arboricultural objection.

Councillor Gary Robinson

No Comment.

Councillor Kenneth Smith

No Comment.

Councillor Mark Inkster

No Comment.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Properties within the street have hipped roofs that produce a pleasing elevation The proposal would create a building of greater bulk that we consider would be out of keeping with the adjacent properties It would result in a harmful loss of light to garden and kitchen window	Please see Section 7.

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
- (v) Trees

(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 a loft conversion with new dormers and gable ends to accommodate a bedroom and bathroom. The original plans showed two flat roof dormers to the front. Due to its design it did not meet the guidance set out in the Havant Borough Design Guide SPD which encourages dormers to have smaller windows than on the existing property and have a pitched roof design. Therefore it was considered to be out of keeping with the character of the area. This was taken on board by the applicant's agent and the plans were revised accordingly. The proposed development would have two pitched roof dormers to the front of the property. They would be of the same size having a width of approximately 2.4 metres, a depth of approximately 2.1 metres and a maximum height of approximately 1.3 metres. The proposal would also have a flat roof rear dormer which would have a width of approximately 6.6 metres, a depth of approximately 2.3 metres and a height of approximately 1.5 metres.

7.4 The proposed dormers and gable ends would be tile hung with concrete roof tiles on the proposed front dormers and GRP roof on the rear dormer. This is considered to be in keeping with the context of the main dwellinghouse.

7.5 The proposed development would be visible from the street scene in the form of the hipped to gable ends and pitched roof front dormers. Although the properties within the area have hipped roofs the proposed development converting the roof to a gable end is not considered to have an adversely negative impact on the street scene. This is because the existing roof has a low angled roof currently and the proposal would not drastically alter it. Furthermore, other properties along the street have pitched roof dormers and due to its design it is not considered to dominate the roof space and is deemed acceptable.

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 To the front of the property there would be two windows, one serving the bedroom and one the bathroom. They would face out onto the public highway and have the same views as already previously established on this elevation therefore it is considered not to cause any form of harmful overlooking.
- 7.8 On the east side facing No.2 Chadswell Meadow the roof would be altered to a gable end design and with dormers to the front and rear roof slopes. Due to the separation distance and modest design it is not considered to appear overbearing to the neighbouring property. It is considered that the alteration to the roof would not materially cause harm to the side windows in terms of loss of light as they already face the flank wall of the property. Any additional impact is not considered to be sufficient to warrant a refusal of planning permission.
- 7.9 On the west side facing No.4 Chadswell Meadow the roof would be altered to a gable end design. Due to the separation distance and modest design it is not considered to appear overbearing or result in a harmful loss of light to the neighbouring property.
- 7.10 To the rear within the proposed rear dormer there would be two windows, one serving the bedroom and one the landing. This is not considered to adversely overlook the immediate private amenity space of both properties either side nor the properties to the rear which are approximately 23-25 metres away which is deemed acceptable under the Havant Borough Design Guide. The proposed works would also have a fall back position of having a proposed rear dormer constructed under permitted development therefore it is deemed acceptable.
- 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).

(iv) Parking

- 7.12 The proposed development would increase the number of bedrooms from 4 to 5 therefore 3 car parking spaces are required according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate 3 car parking therefore it meets the requirements of the Parking Standards and is considered acceptable.

(v) Trees

- 7.13 The Council's Arboriculturalist was consulted on the application and was satisfied with the information provided by the applicant's agent and raised no objections.

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/20/01006

- 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 and Proposed Block Plan - 20043_101A
Proposed Floor Plans - 20043_413B
Proposed Elevations - 20043_513A

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the detailed on the application form 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.