
Site Address:	2 Ashwood Close, Havant, PO9 3QT		
Proposal:	Loft conversion with front and rear dormers and raising the roof over garage.		
Application No:	APP/21/00085	Expiry Date:	24/03/2021
Applicant:	Mr B Hawsler		
Agent:	Mr P Davey	Case Officer:	Selina Donophy
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow property located on the south side of Ashwood Close, Havant. This property has a barn hip roof and the building projects forward with a hipped roof, forming an L shape. It is constructed from white render and brickwork and has an attached single storey garage with a false pitched roof set close to the side boundary. It is set on a rise from Ashwood Close and has a driveway leading up to the property set on an incline, culminating in a hardstanding with parking space for approximately 2 parking spaces towards the front of the property.

This area is predominantly formed of low rise bungalows, with many of the properties on the Close formed in a similar design.

2 Planning History

96/62039/000 - Dormers to front and rear, PERM,03/10/1996

APP/20/00586 - First floor side extension (above existing garage) and two storey rear extension incorporating roof alterations to accommodate loft conversion with dormers to front and side elevations., REF,09/10/2020

3 Proposal

Loft conversion with front and rear dormers and raising the roof over garage.

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 Gary Robinson

No comment

Councillor Kenneth Smith

No comment

Councillor Mark Inkster

No comment

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing foul sewer within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Please note:

- The 150 mm diameter gravity foul sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

Further, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

To make an application visit: southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/connection-charging-arrangements In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part 3 of the Building Regulations:

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 7

Comment	Officer Comment
9 comments made with a total of 4 objectors (1 objector per address)	
I write regarding the above Planning Application which is the 2nd for this property in the last 7 months. The first was denied by the Council as was an appeal to the Secretary of State in Bristol. My objection is on the basis of a) The development will overlook my property from the proposed 1st floor dormer windows b) The general bulk and mass of the proposal in relation to all the adjoining properties and those in the surrounding areas. c) From the 1st floor dormer windows at the back it will overlook my back garden, lounge and patio as well as the conservatory and adjacent bedroom.	Objection has been acknowledged. Please see 'Planning Considerations' section of the report.

I note in the application submitted by the applicant that section 3 states that no work has taken place on site ref this application. This is untrue as you will see on any site visit. All work on the ground floor back extension has been undertaken. This ground floor extension was part of the original application that was denied. In addition work over the existing garage has continued with no issued planning permission. Further comments following receipt of amended plans: I would wish to object to the revised plans submitted for the development of 2 Ashwood Close. The revised proposals are not a significant difference to those originally proposed except that the 1st floor rear extension has been replaced by 2 large dormer windows from the 1st floor bedroom and the shower room/bathroom that both will overlook our property. The substantial extension of the proposal including the extension over the existing garage is not in keeping with any of the existing properties in Ashwood Close, Chestnut Avenue or Littlepark Avenue. As we have already seen with this development since the original plans were submitted in July 2020, the applicant has continued to build in total disregard to the council guidelines and the well being of all local and adjoining residents. The recent erection of metal structures supposedly a 20m climbing frame and bonfires on most days does not bold well for adjoining residences going forward.	The case officer is aware of the rear extension and has been informed this has been completed within permitted development rights which does not require planning permission. The applicant has been queried in regards to any development without planning permission and reminded that any work classed as development should not be undertaken without permission. Please see 'Planning Considerations' section of the report. Noted.
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We would like to express our deepest concerns for the submitted plans of 2 Ashwood Close. The new plans that have been submitted, although an improvement, they are extremely confusing and do not seem true to the current state of the property. In the application form we noticed that the proposer has said that work has not started, this isn't true. The work on the property began back in October 2020, taking down the chimney and the end gable. The garage has already increased in size by 2 meters in length and 1 meter in height. From what we can make out from the confusing plans we can see that the garage wall, which happens to be our boundary wall, would still be increasing from 2.4 meters to 3.8 meters. With this being only 1 meter away from our door it would still be an extensive over build and a restriction of natural light source. On a sympathetic note the proposed dormer although not a huge problem for us the planned size would be dramatically overlooking a lot of properties in the area.	Please see comment above . Please see 'Planning Considerations' section of the report.
With reference to this application. Though a very considerable improvement on the former application I would still consider the extension above the garage to be bulky and overpowering in the context of the surrounding properties . It is inevitable that with the rear three windows there will be a considerable area of view over my own rear garden which is unfortunate. The submitted drawing of the existing property is incorrect and confusing . The conservatory was demolished Oct/Nov , ground work of some sort undertaken and a rear extension has been built. Although not completed it is glazed and roofed so presumably inhabitable. The extension has a door rather than a blank wall facing towards myself. Similarly the front forward window has been bricked up leaving a different set of three windows than as	Please see 'Planning Considerations' section of the report. Please see 'Planning Considerations' section of the report. The case officer is aware of the rear extension and has been informed this has been completed within permitted development rights which does not require planning permission. The front bay windows have been noted and raised with the applicant. The case officer has been informed that a separate retrospective planning application will be made for these - the applicant has been

shown in the proposal . A front bay window has been added too.	advised to do so as soon as possible.
Regarding the planning proposal at the above address. Our main problem is with the rear dormers, which are going to be much to large and overpowering for the surrounding area. This will ultimately take away the little bit of privacy that we have in our small garden. In effect, the whole appearance will be huge and so intrusive. We have no problems with the front dormer windows and roof extension over garage. The fact the 3 dormer windows will invade all privacy we have in our rear garden and living accomodation. Roof extension will cutail a huge amount of light that we are lucky to have. Further comment following amended plans : Objection upheld relating to the proposed Dormers and the overlooking for our privacy.	Please see 'Planning Considerations' section of the report
I would like to express our deepest concerns for the submitted plans of 2 Ashwood Close. The new plans that have been submitted, although an improvement, they are extremely confusing and do not seem true to the current state of the property. In the application form I have noticed that the proposer has said that work has not started, this isn't true. The work on the property began back in October 2020, taking down the chimney and the end gable. The garage has already increased in size by 2 meters in length and 1 meter in height. From what I can make out from the confusing plans I can see that the garage wall, which happens to be my boundary wall, would still be increasing from 2.4 meters to 3.8 meters.	Whilst some aspects of work such as demolition of the chimney can be undertaken without planning permission , the applicant has been informed not to begin any work that constitutes development requiring planning permission. Please see 'Planning Considerations' section of the report.

With this being only 1 meter away from my door it would still be an extensive over build and a restriction of natural light source. On a sympathetic note the proposed dormer although not a huge problem for me the planned size would be dramatically overlooking a lot of properties in the area.	
We would like to express our deepest concerns for the submitted plans for 2 Ashwood close. The new plans , although an improvement, they are extremely confusing and do not seem true to the current state of the property. In the application we noticed the proposer had said that work hasn't started yet, this is not true. The work on the property began in October 2020, taking down the chimney and end gable. The garage has already increased in size by 2 meters in length and 1 meter in height. From what we can make out from the confusing plans we can see that the garage wall, which happens to be our boundary wall would be increased from 2.4 meters to 3.8 meters. With this only being 1 meter away from our kitchen door it would still be an extensive over build and a restriction of natural light source. On a sympathetic note the proposed dormer although not a huge problem for us, the planned size would be dramatically overlooking a lot of properties in the area. In reflection to sum up this application we feel that there hasn't really been much change from the original plans it would still be an overbuild of a bungalow and would look completely out of character compared to neighbouring properties.	Please see 'Planning Considerations' section of the report

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) CIL

(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.

It is of relevance that a proposal was made at this application site noted below :

APP/20/00586 - First floor side extension (above existing garage) and two storey rear extension incorporating roof alterations to accommodate loft conversion with dormers to front and side elevations., REF,09/10/2020

This was refused due to impact on the amenity of no 1 Ashwood Close as well as loss of space to the boundary alongside mass and bulk considered harmful in appearance to the character of the area. Following the refusal an appeal was made which was subsequently dismissed, reasons citing both impact on neighbour amenity and harm to the character of the area . Since then this current application has been made at this site.

This proposal has undergone amendments following case officer concerns regarding impact on neighbour amenity and impact on the character of the area. The amendments undertaken have been to the proposed rear dormer as this was deemed to be contrary to the Havant Design Guide in terms of mass and bulk as it created the appearance of a full second storey rather than appearing as a subservient addition to the roof slope . This has since been reduced in size and separated to create two separate smaller dormers. Other alterations have been to the roof slope above the garage which was sited as reason for concern in the previous application. Whilst this had been reduced slightly from the previous application it has been deemed this was still not substantial to mitigate against the loss of space to the boundary and overbearing impact upon no 1 Ashwood Close. This has now been stepped in further, reducing the bulk to this side elevation. The internal layout has also been altered, with the bathroom located towards the rear.

It is also noted that the rear extension has already been constructed - this was constructed within permitted development which did not require planning permission.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 This proposal comprises a loft conversion with front and rear dormers and raising the roof over garage. The single storey roof to the front would also be altered to allow for the front elevation dormer. The current flat roof element to the rear featuring the side door would also be amended to form a pitched roof. The proposed roof above the garage would result in an extended roof ridge by approximately 1 metre in width (total of approximately 7.3 metres width) this would then step down into a barn hip with a metre gap retained to the ground floor side elevation wall. The dormers proposed to the front roof slope would have hipped roofs with dimensions of approximately 2.2 metres width, 2.4 metres height and 1.4 metres depth. These would serve two bedrooms at first floor level. The dormers proposed to the rear would have dimensions of approximately 3.2 metres width, 2.5 metres height with hipped roofs and depths of approximately 1.5 metres - these rear windows would serve a bedroom and a bathroom and ensuite. The single storey rear extension has already been constructed under permitted development. A porch is also proposed to the front elevation on posts. There are also some alterations to fenestration to the side (west) elevation. Upon further inspection work has been undertaken to create two front bay windows. This requires planning permission and it has been agreed that this will be applied for retrospectively under a different application.
- 7.4 The proposed front dormers are not deemed to be harmful to the character of the area- the design is modest in scale and set subserviently in the roof slope. It is of note that dormers to the front and rear roof slopes were granted permission in 1996 under application reference 96/62039/000 although the design guidance has changed since this time. The proposed rear dormers, whilst remaining fairly generous in scale as a whole, are deemed acceptable in terms of design. The hipped roof style adds to the bulk of the dormers, however they are set down from the ridge, up from the eaves and in from the sides, reducing the visual massing on the roof slope. The extension to the garage roof still reduces the gap between the properties although this has been softened somewhat with the alterations. Despite this, on balance with the reduced massing of the roof this is considered acceptable in visual impact.
- 7.5 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

- 7.6 To the east of the application site is no 1 Ashwood Close which is stepped slightly forward from no 2. The single storey garage at no 2 is located on the boundary alongside the rear garden of no 1 and the relationship between the properties is close, with the patio area at no 1 located directly to the east of the garage at no 2. As previously stated, one of the reasons for refusal for the previous applications involves overbearing impact upon no 1. The revised proposal has set the gable wall above the eaves in by 1 metre with a barn hipped roof. Whilst there would be an increase in mass of the roof, the bulk and impact of this has been reduced on this side. Due to the close proximity the garage roof would evidently be a noticeable feature from the rear garden of no 1 however it is considered that the set in of the roof has mitigated against the overbearingness of the previous proposal.

- 7.7 To the west of the application site is no 3 Ashwood Close which is set back behind the application property. The alterations to the roof over the front projecting element of the property would not be significant to no 3 in terms of impact. The pitched roof over the existing side extension also would not cause any overshadowing and the additional window to this side also is not judged to result in any harmful overlooking. The dormer window closest to no 3 would serve a bathroom and would be obscure glazed glass.
- 7.8 Immediately towards the rear of the site is no 29 Chestnut Avenue and properties either side. The rear gardens of both properties back on to one another. The two dormer windows would have views back towards no 29 and the properties either side , although one of these windows would serve a bathroom. There would be 14 metres of rear garden space retained (17 metres from the dormer windows) creating a total of 25 metres back to back distance between the properties. This meets the 20 metres back to back distance guidance as specified in the Havant Borough Design Guide. There are other examples of rear dormer windows in the area and the proposal is not judged to cause significant overlooking to justify a refusal.
- 7.9 To the north of the application site are the rear of nos 3-7 Chestnut Avenue. The proposed two front dormer windows would be set back by around 35 metres from the rear elevations of these properties which exceeds the minimum separation distance as stated in the Havant Borough Design Guide.
- 7.10 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 _

- 7.11 The property would be increasing in size from 3 to 4 bedrooms . Whilst there has been no parking plan provided there is enough space for 3 cars on the property as required in the Havant Parking SPD.

(v) CIL _

- 7.12 This proposal does not exceed 100 m2 and therefore is not CIL liable.

8 Conclusion

- 8.1 The proposal is judged to mitigate against the previous reasons for refusal in terms of impact on neighbour amenity, predominantly impact upon no 1 Ashwood Close and reduction in overall mass and bulk which was deemed harmful to the character of the area. On balance the alterations now make the proposal acceptable in terms of impact upon neighbour amenity and the character of the area and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00085 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:

Block plan uploaded on the 04.02.2021

Location plan uploaded on the 04.02.2021

REV A Proposed ground floor uploaded on the 04.02.2021

REV D Proposed first floor uploaded on the 06.04.2021

REV D Proposed elevations uploaded on the 06.04.2021

Reason: To ensure provision of a satisfactory development.

- 3 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the rear elevation facing south shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.