
Site Address:	56 Fourth Avenue, Havant, PO9 2QX		
Proposal:	L-shaped loft conversion with rear dormer.		
Application No:	APP/20/01155	Expiry Date:	26/01/2021
Applicant:	Mr/s Wilson		
Agent:	Mr Walker	Case Officer:	Selina Donophy
	Parkers Design		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a two storey terraced property located on the west side of Fourth Avenue. It is a mid terrace dwelling with cream painted brickwork and a pitched roof- the building projects to the rear where there is a single storey rear extension.

Due to coronavirus it was not possible to undertake a site visit for this application. This recommendation has been aided by photographs supplied by the applicant.

2 Planning History

APP/19/00243 - Single storey side extension with alterations to roof of existing rear extension., PERM,16/04/2019

3 Proposal

L-shaped loft conversion with rear dormer.

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

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

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: 0

Comment	Officer Comment
None received	

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 This proposal comprises side and rear dormers and 2no rooflights to the front elevation roof slope. The rear dormers would be flat roofed, encompassing almost the

entirely of the rear roof, set up from the eaves by approximately 0.6 metres and back from the rear elevation wall by approximately 0.4 metres. Both dormers would come very close to the ridge line. The dormers would create 2 rooms in the loft space, the front room (bedroom), served by the front elevation roof lights would be served by a window to the rear elevation dormer. The side dormer would allow for the stairwell and bathroom- the dormer would have 3 windows to the side facing south - a landing window and two high level windows, the dormer would also feature a rear facing window. Materials would match the dormer at no 58, comprising grey hanging tiles.

- 7.4 This proposal is judged to result a fairly bulky addition to the rear roof slope and in general is not consistent with the design features specified in the Havant Borough Design Guide which stipulates that dormers should be a subservient addition to the roof slope and not dominate the roof of the host property. Despite this, upon inspection something similar to this could be constructed within permitted development, which would not require planning permission if it were not for the side elevation windows which, under permitted development; would need to be obscured and non opening above 1.7 metres. In this case there are 3 windows, 2 of which would be sited 1.7 metres above finished floor level serving the bathroom and one landing window which does not meet that criteria. As these windows are not judged to have a significant impact upon the impact on the character of the area as they would not be visible in the street scene, and taking into account permitted development options it is judged that, on balance, this proposal would be acceptable. The front rooflights would not cause harm to the streetscene.

The design and appearance of the proposal is deemed appropriate, on balance, 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 To the south of the application site is no 58, which is attached to no 56 and features a dormer to the rear roof slope which includes a Juliet balcony sited close to the roof boundary with no 56. The two side windows would be high level and conditioned as such as the line of sight back into the Juliet balcony at no 58 would be fairly direct otherwise. The proposed landing window is not judged to offer any direct overlooking into this room due to the tight angle and is deemed not to result in any harmful overlooking. The dormer windows are not judged to cause any harmful impact to no 54, nor are the dormer windows judged to result in any significant overlooking than the existing first floor windows already offer back towards the rear.
- 7.6 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

- 7.7 A parking plan has not been supplied with this application and bedroom number would be increasing from 3 to 4. Whilst this requires an additional parking space allocation as stipulated in the Havant Parking SPD, due to the nature of the proposal which could, if it were not for the side windows, be constructed under permitted development, it is therefore deemed acceptable on this basis. This property relies on on street parking and there is no allocated parking on site.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01155

(A) 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 received on the 16.12.2020
Location plan received on the 16.12.2020
P201 Proposed loft plan
P202 Site plan
P203 Existing and proposed north and south elevations
P204 Existing and proposed east and west elevations
P205 3D illustration
Emails confirming proposed materials uploaded on the 03.02.2020

Reason: - To ensure provision of a satisfactory development.
- 3 The two side elevation dormer windows serving the second floor bathroom on the south elevation shall have a minimum clear height of 1.7m from finished floor level.
Reason: To accord with the submitted details and to avoid potential overlooking to the neighbouring property having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Design Guide SPD 2011 and the National Planning Policy Framework.
- 4 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.

