

Recommendation: **GRANT PERMISSION**

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No comments received.

Councillor D Keast - Cowplain

No comments received.

Councillor Narinder Bains - Cowplain

No comments received.

County Archaeologist

Roman remains have been found in this location. However archaeological work to the rear of the property during development did not encounter any archaeological evidence and also in view of the small scale of the proposal, I would not raise any archaeological issues.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I am concerned about the loft conversion and the three 3 windows which would potentially overlook directly into my own property. Will opaque/frosted glass be used.	

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 alteration and small increase in height of the roof from a hipped to gabled ends is not considered to result in excessive bulk and would appear acceptable in the street scene. The front dormer is relatively modest and there are other examples of dormer windows within the immediate locality. The proposals include converting the existing garage to a habitable room with the insertion of a new front window. This would be in keeping with the house and not result in any adverse impact on the visual amenities of the street scene.
- 7.4 The proposed rear dormer roof extension would be set within the newly formed roof and is not excessive in bulk. It is noted that a similar development has been carried out at No.41 Gadys Avenue.
- 7.5 Whilst the proposed materials for the rear dormer window would be eternit cedral cladding, which would differ from the main roof materials, there is a variety of materials used in the locality and it is not considered that there would be any adverse impact on the visual amenities or character of the area as a result of the development.
- 7.6 The proposed rear extension would replace an existing extension and is considered acceptable.
- 7.7 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

- 7.8 Concern has been raised regarding potential overlooking from the proposed rear dormer window. Whilst the proposed rear dormer would be visible and could result in an increased perception of overlooking, the properties to the rear are two storey in height and have windows at first floor level so the relationship would be similar. As such, it is not considered that there would be undue overlooking and loss of privacy as a result of the development.
- 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).
- 7.10 Whilst the proposal would result in the loss of the existing garage, there would be off street parking available at the front and it is noted that there would be a reduction in the number of bedrooms as a result of the development.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character and visual amenities of the street scene 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/21/00304 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:

21007-101 Rev A - AMENDED LOCATION AND SITE PLAN

21007- 501 Rev B - AMENDED - PROPOSED FLOOR PLANS

21007 -500 Rev B - AMENDED - PROPOSED ELEVATIONS

Reason: - To ensure provision of a satisfactory development.

- 3 The development shall not be erected other than in the following materials or such other materials as have been approved in writing by the borough council:

Roof: slate to match existing

Walls: facing brick to match existing

Dormer: eternit cedral cladding

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.