

colour/type of roof tile and cladding have not been specified.

Revisions have been made during the course of the application process to include a reduction in the depth of the rear extension from 9m to 7m from the original main wall. In addition the windows to the front dormers have been reduced in height. This was in response to officer concerns about the depth and footprint of the originally proposed rear extension which were considered to be disproportionate in size to the main dwelling, and concern about the appearance of originally proposed front dormer windows which, due to their height did not appear subservient to the main elevation windows. In addition, side screening has been added to each side of the proposed raised deck in response to concerns raised about overlooking into neighbouring properties/garden spaces.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

E1* (High quality design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No comments received

Councillor Husky Patel

No comments received

Councillor Ms C Howard - Purbrook Ward

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 provision

(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 context of the site is mixed with the bungalows on the northern side of the road being a mix of materials, styles and with various flat roofed front dormers. Whilst the proposed front dormer would be larger than that of adjoining no.53, the proposal would be similar in size to that recently constructed on the adjacent property (No.49 Park Avenue) (planning ref. APP/19/00789). However in the context, a similar sized dormer to that approved at no.49 is considered to be acceptable and it would be unreasonable to resist this similar proposal. The reduction in height of windows on the revised scheme is considered to appear more subservient and overall acceptable. The rear dormer is large in size, however as this is to the rear of the house it would have limited impact on the streetscene.

The originally proposed rear extension was considered to be excessive in depth/footprint compared to the size of the original dwelling. The depth has been reduced by 2m under the revised scheme and whilst still a large extension, is now considered to be more in proportion. There are many single storey rear extensions on properties in the vicinity of the site, and the addition of a decking area to the rear is considered to be acceptable in appearance.

The proposed roof and cladding materials are considered to be acceptable in principle, however further details are required to ensure an acceptable appearance. This can be secured by condition. Natural wood cladding has been used on the dormer at no.49.

Overall, the design and appearance of the revised 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

- 7.4 The rear extension would be adjacent to the rear of no.53, which has rear extensions to a depth of approximately 5m. Due to this the extent of built form past the rear extension of no 53 under the revised scheme would be approximately 2m. There would be the impact of increased height from adjacent ground level to the rear of the extension (due to the drop in site level), and also the deck/privacy screens would be visible at the boundary to a further depth of 1.5m; - however overall the impact of the revised scheme is not considered to result in an unacceptable impact on the amenities of no.53. There are no windows on the elevation facing no.53, and whilst the extension and raised deck would have some impact (the deck being raised by approximately 1.3m from the adjacent ground level), the provision of a 1.8m side screen would restrict the angle of view from the deck. Overall the revised scheme is not considered to result in unacceptable overlooking/loss of privacy to no.53. The addition of a rear dormer would add windows at roof height, however these would face directly to the rear and are not considered to have an unacceptable impact.

There would be a gap of between approximately 1-1.5m to the boundary with no.49 to the west of the application property, and no.49 has a rear extension of approximately 4m in depth. Whilst the proposed extension would extend beyond this, overall given the single storey height it is not considered that an unacceptable impact on this neighbour would result. There would be a door, but no windows proposed on the elevation facing no.49. The site tapers slightly to the rear on this side of the site, and whilst the extension and raised deck would have some impact given the height above adjacent ground level, the provision of a 1.8m high side screen would restrict the angle of view from the deck. Overall the revised scheme is not considered to result in unacceptable overlooking/loss of privacy to no.49. The addition of a rear dormer would add windows at roof height, however these would face directly to the rear and are not considered to have an unacceptable impact.

Properties to the front and rear of the site are at a sufficient distance that it is not considered that unacceptable neighbour impacts would result.

- 7.5 Consequently it is not considered that the proposal would have an unacceptable 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 provision

The existing 2 bed bungalow would become a 4-bed chalet bungalow and space is available on site to provide the 3 spaces required by the Parking SPD. There is therefore no highway objection to the proposal.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have an acceptable impact on the property or character of the area, and would not have an unacceptable impact on the neighbours. The proposal 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/20/01069 for the following reasons/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:

Location plan received 24.11.20;
Proposed block plan and parking plan (1:500),
4171.20.2 Rev D (Proposed plans and elevations) received 07.01.21.

Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Prior to the first use of the raised decking hereby approved privacy screens along both side edges of the raised decking to accord with the positions and height shown on submitted drawing 4171.20.2 Rev D (Proposed plans and elevations) received 07.01.21, shall be installed. The screening shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4. The screening shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework..

