

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

5 Statutory and Non Statutory Consultations

Not required

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: 5

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

(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 new dormers would be visible from the public realm and it is noted there are properties with similar types of development in the surrounding area. It is judged the design and appearance of the proposed dormers is appropriate in context to the dwelling. The materials to be used in the construction of the proposed front and rear dormers will match the cream render proposed for the elevations of the existing bungalow.

7.4 It is noted that the neighbouring property at No.9 has carried out a similar style of development with regard to build up of the gable end and front and rear dormers. Many of the properties within Deverell Place including No. 9 have carried out roof alterations which include building up of gable ends as well as front and rear dormers. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

7.5 A window is proposed within the east gable end, this window will serve the bathroom,

a condition has been included on the decision to ensure that this window is obscurely glazed with only the top light capable of being open, this is to protect the neighbouring property at No.9 from any loss of privacy or overlooking concerns which may arise from the insertion of this window.

- 7.6 Part of the proposal is to demolish the existing garage and replace with a single storey hipped roof garage, the new garage will mainly sit within the footprint of the demolished garage with an additional width along the rear boundary of 2.3m given the garage a back to front 'L' shape, the new garage will include a garage door and window to the northern elevation (facing the front), and a window and French doors to the west elevation (facing on to the rear garden area), the materials to be used in the construction of the proposed garage will be cream render to match the proposed render to the bungalow. Although the garage will be partially visible from the public realm it will be set back approximately 21m from the highway. It is therefore considered the proposed garage would not result in an adverse impact on the visual amenity of the locality.
- 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 The proposed garage is to replace the existing garage and would have no more of an impact than already exists upon the adjacent neighbouring properties, the new window and French doors to be inserted into the west elevation would be mainly screened by the boundary treatment of 1.8m fencing along the shared boundary with No.13 alleviating any overlooking or loss of privacy concerns.
- 7.9 There are no side windows in the proposed new front dormers and it is considered any perception of mass would be negligible. The dormers are set in from the edge of the roof and the eaves and are consequently unlikely to appear dominant. Whilst the proposal would be visible from the streetscene, the dwelling is set back approximately 7 metres from the highway and other properties in the area benefit from roof extensions of various designs.
- 7.10 The rear dormer window would result in new 1st floor windows looking down the garden of no.11 which would provide additional overlooking to the rear gardens of No.9 and 13. Any additional overlooking would however be limited and acceptable in my view, as this would have little difference in scale or nature from that which could be achieved using the property's permitted development rights. It is noted that no objections have been received to this application.
- 7.11 It is therefore considered that the development is unlikely to lead to overlooking or appear overbearing to the properties immediately adjacent to the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections have been received with respect to the scheme.

(iv) Parking

- 7.12 This property will be increasing from 2 to 5 bedrooms; therefore 3 vehicle spaces are required. Three spaces are provided to the front of the 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/21/00115 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 10 February 2021

Block Plan - Received 10 February 2021

Existing and Proposed Elevations and Floor Plans - Drawing No. 4216.20.01

Rev B - Received 10 February 2021

Proposed Garage Plans - Drawing No. 4216.20.2 Rev C - Received 10 February 2021

Section and Roof Plan - Drawing No. 4216.20.02 Rev B - Received 10 February 2021

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 The window at or above 1st floor level in the East elevation of the building shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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.

- 5 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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.