

Recommendation: **GRANT PERMISSION**

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: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Summary: Concerns regarding parking	No additional parking would be required, the parking space allocated to No.23 would still be used, there are no additional bedrooms required and therefore the original parking space allocated would be sufficient.

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
- (iii) 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.

7.3 Planning permission 26817/9 condition 3 states:

Notwithstanding the provisions of any Town and Country Planning General Development Order, no window or other opening shall be formed in the eastern elevation of units 1 or 2 nor any additional window or opening in the south elevation, nor shall any accommodation or window be formed in their roofs without the prior written

consent of the Local Planning Authority.'

Units 1 & 2 refer to the two semi detached bungalows also know as Flat No.s 22 & 23.

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

7.3 The proposal is for the conversion of the loft area into habitable living accommodation which propose to reconfigure the ground floor of the property to allow for a more comfortable living space and kitchen area at ground floor level, the bedroom and bathroom would be located to the loft area. Part of the proposal is for a pitched roof dormer to the southern front elevation of the existing roof slope, the proposed dormer would have a width of 2.1m, a depth of 1.7m and a maximum height of 2m, the dormer would not overly dominate the front roof space to the front elevation. The proposal includes the installation of a velux window to the front northern elevation of the existing roof slope and 2No. obscurely glazed velux windows to the rear roof slope. The materials to be used in the construction of the proposed dormer would be similar in appearance to those used on the existing roof, this would also mitigate the visual impact of this dormer.

7.4 The proposals would result in a change to the appearance of the front of the bungalow. The dormer would be visible from surrounding dwellings and to the private car park users of Wellington Court. The front dormer is of limited scale and is considered to result in only limited visual impact and no harm to visual amenity. It is well screened from the surrounding wider area due to its location to the rear of the block of flats which face Waterloo Road, given the unique setting of the bungalow and taking into consideration the designs of the surrounding buildings which are two or three storeys in height I am of the opinion that the proposal would not create a harmful effect of the character of the area.

7.5 The design and appearance of the proposals are therefore deemed appropriate in context to the existing dwelling, the site, the locality and not to be harmful to visual amenity. The proposals in this regard are therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

(ii) Effect on neighbouring properties

7.6 The proposed rear velux windows will be obscurely glazed and would therefore not create overlooking to the neighbouring properties to the rear, the rear facing elevations of these neighbouring properties are in excess of 13m from the proposed obscurely glazed velux windows, therefore the impact upon these neighbouring properties would be considered to be minimal and acceptable.

7.7 The proposed dormer would be visible to the neighbouring properties along the southern boundary, it is not considered that any part of the scheme would create an overbearing impact or loss of light to the occupiers of these properties.

7.8 The proposed front dormer and the velux window to the front will look towards the parking area for Wellington Court, which is already readily visible from the public domain. It is therefore not considered that this would not result in adverse overlooking.

7.9 No. 22 and Flat No.s 1-21 Wellington Court are located to the north of the application site. It is not considered that any part of the scheme would create an overbearing

impact or loss of light to the occupiers of these properties.

- 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).

(iii) Parking

- 7.11 A concern has been raised that the proposal will result in an increase in parking within the private parking area. It is however noted that this proposal does not seek to increase the number of bedrooms within the property and as such accords with the Havant Borough Parking Standards

8 Conclusion

- 8.1 The scale, siting and design of the proposals are not considered to be harmful to visual amenity or to the amenity of the adjoining occupiers and the proposed front dormer and front velux window together with the rear obscurely glazed velux windows are not considered to give rise to harm due to privacy loss. The proposal would therefore have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00646 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form- Received 28 July 2020
Location Plan - Received 10 August 2020
Parking Plan - Received 10 August 2020
Existing Elevations only (Proposed Elevations Superseded) - Received 28 July 2020
Existing Floor Plans and Proposed Ground Floor Plan (Proposed Loft Plan Superseded) - Received 28 July 2020

Proposed North, South and East Elevations (Proposed Loft Floor Plan Superseded) - Received 09 November 2020
Proposed West (Front) Elevation - Received 09 November 2020
Proposed First Floor Plan - Received 07 December 2020

Reason: - To ensure provision of a satisfactory development.