

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Robinson

No Comment.

Councillor Kenneth Smith

No Comment.

Councillor Mark Inkster

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: 8

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 development would involve a single storey rear extension, a loft conversion incorporating the raising of the existing ridge height to accommodate new rooms and roof space with front and rear dormers.

- 7.4 The existing conservatory would be replaced by a single storey rear extension of a larger size. It would have a width of approximately 3.3 metres not extending wider than the existing side wall of the property. The proposed extension would have a depth of approximately 5 metres only extending approximately 1.7 metres out from the furthest existing rear wall. It would have a flat roof with a height of approximately 2.6 metres.
- 7.5 In order to incorporate a loft conversion on the property the ridge height would be raised by approximately 0.7 metres with a new barn end roof design. It would allow space for 2 bedrooms and a bathroom. To the front there would be two pitched roof dormers. They would be of the same size with a length of approximately 2 metres, a maximum depth of approximately 2.3 metres and a maximum height of approximately 1.9 metres. To the rear there would be a flat roof dormer which would have a length of approximately 8 metres, a maximum depth of approximately 3.2 metres with a flat roof having a maximum height of approximately 2.6 metres.
- 7.6 The proposed single storey rear extension would have facing brickwork to match the existing. The proposed front dormers would have tiles to match the existing. The proposed rear dormer would have vertical cladding. These materials are considered to be inkeeping with the context of the main dwellinghouse.
- 7.7 The proposed development would be visible from the public realm due to the increase in the ridge height and the two pitched roof dormers to the front. The increase in ridge height is not considered to have an adverse impact upon the street scene with many properties being two storey having higher roofs. Although, there is not many pitched roof dormers in the immediate area, No.50 Park Way has pitched roof dormers on both sides of the property. It is not considered to have a negative impact on the public realm meeting the guidance set out in the Havant Borough Design Guide SPD on front dormers. Therefore, it is considered that the proposed development would be inkeeping with the character of the area.
- 7.8 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

- 7.9 To the front of the property there would be two windows in the pitched roof dormers with a velux window on one of the bedrooms. These views would face out on the public highway and the fronts of the properties opposite. Thus, it is not considered to overlook any private amenity space.
- 7.10 To the north side the proposed rear extension would extend out approximately 2.2 metres further than the existing conservatory. Due to the size and scale of the proposed extension it is not considered to appear overbearing or result in a substantial loss of light to No.22 Boundary Way. Furthermore, there is a separation distance of approximately 4 metres from the side wall of the property and the side wall of No.22 Boundary Way therefore the increase in ridge height by approximately 0.7 metres is not considered to cause any more material harm on the neighbouring property which is already partly overshadowed. It is also worth noting there would be no additional windows on this side. Other than the roof alterations which are set of the boundary there would be no alterations to the south side.

- 7.11 To the rear on the ground floor there would be a set of bi folding doors in the proposed ground floor extension facing the rear garden. These views would be screened by the existing 1.8 metre high fencing along all boundaries. In the proposed rear dormer there would be three windows, one serving a bathroom, one the landing and one a bedroom. Although these windows would face out onto the rear gardens of No.s 22, 24 Boundary Way it is not considered to directly overlook their immediate private amenity space and would be create similar views already established along the street. Furthermore, the proposed rear dormer windows would face the rear gardens of No.46, 48, and 50 Park Way and No.11 , 12, 13 and 14 North Way. Due to the distances the proposed rear dormer would be from the rear walls of the neighbouring properties it is not considered to cause harmful overlooking and deemed acceptable according to the Havant Borough Design SPD.
- 7.12 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

- 7.13 The proposed development would increase the number of bedrooms from 2 to 3 therefore 2 car parking spaces are required according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate 2 car parking spaces as shown in the proposed site plan. Therefore, this is deemed acceptable.

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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00863

- 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 and Site Plan - 24490_7
Proposed Ground Floor Plan
Proposed First Floor Plan
Proposed Elevations

Reason: - To ensure provision of a satisfactory development.

- 3 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.