
Site Address:	70 Abbotstone Avenue, Havant, PO9 2HN		
Proposal:	Proposed front and rear dormer.		
Application No:	APP/20/00802	Expiry Date:	23/11/2020
Applicant:	Mr Miles		
Agent:	Mr Connis	Case Officer:	Joseph Toole
	Leyson Building Consultancy		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

70 Abbotstone Avenue, Havant, is located to the south side of Abbotstone Avenue. The application site is a middle terrace two storey property comprising red brick and brown roof tiles. Vehicular access is off Abbotstone Avenue with parking to the front.

The property is located within a residential area of mostly terrace properties of similar design and appearance.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Proposed front and rear dormer.

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)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Alex Rennie

No Comment.

Councillor T Hart - Bondfields

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary of representations:

- 6.1 No objection to proposed works.

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. It is noted that, in isolation, the rear dormer is of a scale that could be installed without planning permission, using the property's permitted development rights.

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

- 7.3 The proposed development would involve a loft conversion with a front and rear dormer. It would provide space for 1 or 2 bedrooms and an en-suite. The dormers would be attached to the roof with a combined depth (i.e. front and rear) of approximately 5.5 metres. The front dormer would have a length of approximately 4 metres and the rear dormer would have a length of approximately 4.5 metres. They would have a flat roof with a height of approximately 1.5 metres.
- 7.4 The proposed dormers would have hardiplank cladding similar to that of another dormer installed in the vicinity of the site, with a flat roof design. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 The proposed dormers would be set back off the eaves and be below the existing ridge to appear subservient to the existing roof space. This would be in accordance to the Havant Borough Design Guide SPD. Furthermore, No.56 Abbotstone Avenue, of similar design to the application site has front and rear dormers. As such, the proposed development is considered to be inkeeping with the character of the area.
- 7.6 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

- 7.7 To the front within the dormer there would be a window serving the front bedroom. There would also be a velux window serving the stairwell. These windows would face the front gardens of the properties to the side and part of the public highway therefore it is not considered to overlook any private amenity space.
- 7.8 Due to the depth of the rear dormer being approximately 2.7 metres it is not considered to have an adverse impact on both properties either side.
- 7.9 To the rear there would be two windows in the rear dormer. One window would serve the en-suite and one would serve a bedroom. This would face out onto the rear garden of the property. The rear wall of the property is approximately 22 metres away from the rear walls of the properties to the rear. This distance is deemed acceptable according to the Havant Borough Design Guide. It is also considered not to have a detrimental impact on overlooking No.68 and No.72 Abbotstone Avenue either side having a fall back position of a rear dormer being allowed under permitted development.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.11 The proposed development would have no net gain of bedrooms continuing to be a 3 bedroom house. The Parking Plan drawing number 1208.E.01.03B shows there is sufficient car parking on site for 2 car parking spaces, which meets the standards in the Council's Parking SPD and therefore it 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/20/00802

- 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 Block Plan - 1208 - E. 01.01
Proposed Floor Plans and Elevations - 1208 - P. 01.01 REV A
Parking Plan - 1208 E.01 3B

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.