

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comment

Councillor Mike Sceal

No comment

Councillor Peter Wade

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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

- (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 This application comprises the raising of the ridge level, replacement and elongation of dormers to both side elevations and two and single storey extensions to the rear with revised fenestration and the addition of a front porch. The existing ridge comes to approximately 5.9 metres, the proposed ridge height would come to approximately 7.3 metres, so this proposal would result in a ridge height increase of approximately 1.4 metres, with the pitched roof design retained. The existing side dormers to both sides (north west and south east elevations) would be removed and replaced with dormers both with lengths of approximately 12 metres, depths of 1.5 metres and heights of 1 metre. With the raising of the ridge, the eaves height would also be raised and the dormers would come level with the eaves with no set up. The north west elevation dormer would feature one window, however this would be in the same position as the existing dormer window. The dormer proposed to the south east elevation would feature 2 windows which would not be in the same position as the existing dormer window, although these would both serve bathrooms and would be obscure glazed.
- 7.4 This proposal also includes a two storey extension of the property towards the rear, this would comprise of an elongation of the property from the existing 9 metre depth to a total of 14 metres depth. The roof design and dimensions would continue the 7.3 metre high ridge and roof pitch, adding an additional 5 metres depth at two storey level, following the existing width of the property. These alterations would allow for 2 additional bedrooms at first floor level, a dressing area and two bathrooms, the north west dormer window would serve a bedroom, the same as the existing layout. The two storey extension would also feature a window and juliet balcony at first floor level to the rear elevations serving the rear bedroom and dressing area and to the front would be two windows serving the front two bedrooms.
- 7.5 In addition to the two storey element would also be a single storey extension which would have a depth of approximately 3 metres, a width following the existing building and would have a flat roof with a height of approximately 3 metres, featuring a raised lantern rooflight. To the rear would be large bi-folding doors serving the newly created living room at ground floor level. Other alterations include the enlargement of the existing windows at ground floor level to the north west elevation which serve the lounge and two additional high level windows to the south east elevation serving a utility room and bathroom. Alterations to the front facade include the addition of projecting bay windows at ground floor level and a centrally sited pitched roof porch. Materials proposed include brickwork to the extensions, tiles to the roof to match those on the existing roof and hanging tiles to the dormers, matching those on the roof.
- 7.6 The proposed alterations would result in a fairly drastic change to the visual appearance of the property, with the enlargement of the first storey, however the raised ridge would be a reasonably modest increase when judged within the context of the area, which comprises a fair degree of variation in dwelling styles and heights. There is no fixed pattern of building style, although chalet bungalows with front facing gable ends are widely reflected along Hambledon Road. This style would be retained as part of this application. The proposed dormers are not judged to be wholly in keeping with the design guidance in that they are long in length and not set up from the eaves. They are, however set back from the front elevation which would soften their visual impact somewhat and although they are large in some respects, the reduced depth and height means they are not considered to appear overly bulky or massing on the roof slope. There are examples of fairly large dormers to front, side and rear roof slopes in the immediate area and judged within this precedent, are not deemed to harm the character of the surrounding area. The property is set back from the road and the proposed porch and front elevation alterations could easily be accommodated to

the front of the site and is judged to be acceptable in appearance . The remainder of the proposals would be located to the rear and would not be as visible from the public realm. Despite this, the extensions would not extend above, or alter the existing roof slope and are considered generally in keeping in design and scale, although it is noted that the additional footprint would be generous, however would be acceptable when judged within the scale of rear garden .

- 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 To the north west of the application site is no 50 Hambledon Road , which is a detached, pitched roof bungalow which extends slightly further back than 48 towards the rear. The proposed two storey element would project beyond the rear elevation wall of no 50 by approximately 1 metre. There is a separation distance between both properties of approximately 3.5 metres and there are no windows on the side elevation of no 50 which are located back towards the rear of the property which would be impacted by the proposed extensions. The fence forming the side boundary forms a brick wall above 2 metres in height and this leads towards a detached outbuilding located on the proposal site which would be demolished to make way for the extensions. The extensions combined would extend beyond the rear elevation wall of no 50 to a total of 4 metres, however the single storey extension would have a reasonably modest height and would be outside of the 45 degree line of the rear windows at no 50 and therefore would have no significant overshadowing impact on this property. There would be no additional overlooking from the dormer windows, nor the side windows.
- 7.9 To the south east of the application site is no 46 Hambledon Road which is a detached, hipped roof bungalow. There is presently an existing single storey rear extension at no 48 which would be demolished as part of this application and there is an existing single storey, flat roof extension located along the shared boundary at no 46 which extends approximately 5.5 metres beyond the single storey extension rear wall at no 48. The depth of the proposed extensions would come level with the rear elevation wall of the extension at no 46, with a set off of 1 metre from the boundary. Although there would be an increase in mass and bulk of the building line , with the roof pitch sloped away and given the separation distance created by the extension at no 46, impact on the amenity of no 46 is judged to be fairly limited - although it is noted to be a reasonable addition in scale in fairly close proximity it is not considered adversely overbearing. The ground floor windows proposed to the side would be high level and set 1.7 metres above finished floor level. The windows proposed to the dormer would be obscure glazed and therefore would have a limited impact in terms of overlooking .
- 7.10 The juliet balcony proposed to the rear would have views down the rear garden rather than back towards the private amenity space of the properties either side , so is not deemed to result in any harmful overlooking . Although the juliet balcony features balustrading, a condition shall be applied referring to use of the rear extension flat roof not to be used as a balcony as this would not be appropriate in this instance. To the rear are industrial units and there could not be any impact on buildings to the rear as a result of this proposal.

- 7.11 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

- 7.12 Bedroom number would be increasing from 3 to 5 which requires 3 on site parking spaces - there is judged to be suitable allocation for 3 vehicles towards the front of the property within the site.

(v) CIL

- 7.13 This proposal would result in over 100 square metres of additional floorspace and therefore is CIL liable. It is noted that self build exemption has been claimed.

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/20/00912

(A) 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:

Block plan received on the 14.10.2020

Location plan received on the 14.10.2020

Existing and proposed plans received on the 14.10.2020

Email confirming materials received on the 04.01.2020

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.

- 4 At no time shall the flat roof of the single storey rear extension element of the scheme hereby permitted be used as a balcony without prior written approval from the Local Planning Authority.

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.