



## **5 Statutory and Non Statutory Consultations**

**Councillor Gary Hughes**

No comment

**Councillor Husky Patel**

No comment

**Councillor Ms C Howard - Purbrook Ward**

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

| <b>Comment</b>       | <b>Officer Comment</b> |
|----------------------|------------------------|
| 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
- (iv) Parking
- (v) CIL

(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 proposal comprises alterations to the roof including a hip to gable roof extension towards the rear and dormers to the front and side roof slopes. It also comprises a rear extension to replace the existing conservatory. Other elements of the proposal

include the removal of the chimney, additions to fenestration and alterations to materials.

- 7.4 The dormer proposed to the front elevation would have a pitched roof, casement window and would be formed from hung tiles and would be sited centrally in the front roof slope, serving a bedroom. The dormers to the side would be set down from the ridge and back towards the rear, with the western dormer serving a bathroom and landing and the eastern dormer windows serving a bedroom. The roof extension towards the rear would create room for a bedroom towards the rear and would be served by a window sited on the rear elevation at first floor level. The rear extension would have a depth of approximately 3.3 metres with a monopitched roof and two velux rooflights. The width would span that of the existing property and the rear door at ground floor level would be served by a small staircase and platform- there are currently two of these as existing.
- 7.5 Although the proposed dormers would alter the appearance of the property somewhat; they are judged to generally subservient in appearance when considered within the context of the roof style, where dormer design options are somewhat limited. The dormers would be set back from the front elevation and would be formed of hanging tile to match those on the existing roof slope, making them appear more in keeping with the existing roof. The extension to the rear would not be visible from the public realm and would be constructed from brick to match the existing brickwork of the main property. The gable end to the rear would be clad in Marley Cedral lap in grey brown or similar - as this would be located to the rear, impact on the streetscene is judged to be negligible.
- 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 east of the application site is no 71, and there is a pedestrian highway separating these two properties. The dormer window proposed to the east roof slope serving bedroom 2 would have outlooks in this direction. Although this is the case, there would be approximately 13 metres separating the window from the rear amenity space at no 71 and there is a garage located along the side boundary at no 71 which would help to limit any visibility. On balance, it is considered that any increased overlooking would be fairly minimal and generally not harmful to the amenity of this neighbour.
- 7.8 To the west of the application site is no 67 Park Avenue which is a pitched roof bungalow. There is approximately 11 metres separation distance on this side. The dormer proposed to the west roof slope would serve a landing and bathroom - the bathroom window would be obscure glazed and the landing window would be clear glazed, however would be sited adjacent to the stairwell where there would be limited views offered due to the height of the window in comparison to the floor level.
- 7.9 Towards the rear is a generous separation distance between the application property and the rear gardens of terrace properties along Valley Close. There is not considered to be any notable impact upon the amenity 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.11 There would be an increase in bedrooms at the property, increasing from 3 bedrooms to a total of 6 bedrooms. This would require 4 parking spaces on site as stipulated in the Havant Parking SPD. This could be comfortably accommodated on the hard standing towards the front of the property.

(v) CIL

- 7.12 This would not result in over 100 square metres and therefore not CIL liable.

## 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/20/00764

(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:

Email received on the 14.10.2020 confirming obscure glazing  
101 Location and block plan  
402C Amended proposed floor plans  
502C Amended proposed elevations

**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.