

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Clare Satchwell - Hayling East

No comment

Councillor I Scott Hayling West

No comment

Councillor Joanne Thomas

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
See Representation in Documents: Object - Dated 04/11/20 May I ask that the following aspects of overlooking my property are taken into consideration. I have made the owners of no 12 Chchester Avenue aware of my concerns. 1. The proposed south elevation shows a window in the ground floor proposed extension (window no 4 on the south elevation). As the plans so not give any measurements it is not possible to know the exact height, but I can only assume it will be at the same height as the existing window on the south	A site visit has been undertaken and the concerns put forward have been taken into consideration. The proposed dormer window will be obscure glazed and conditioned as such. Measurements of the height of the fence in relation to the window height and final finished floor height have been received showing potential views out of this window. The fence height is noted be between 1.9 and 2 metres in height. The plans show that finished floor level will be set 20cms above ground level. This would mean that

elevation. As this proposed window will be above the level of the boundary fence , it will therefore have a direct line of sight through my back door and into my kitchen. May I request that this new window in the proposed extension be non opening and highest level of obscure glass (Pilkington Privacy Level 5). Also on the proposed south elevation plan, a new dormer (labelled no 7 in the notes) to a storage room, the windows in the dormer will have direct views over the majority of my back garden and every aspect of the north side of my house , leaving me with little or no privacy . May I ask that the dormer windows also be non opening and obscure glass.	views out the window are obscured below 1.7 metres . Standard conditions relating to windows and overlooking state that windows should not open below 1.7 metres above finished floor level to prohibit views outwards and this has been applied in this scenario.
--	---

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 proposal comprises the addition of a monopitched roof dormer to the south facing roof slope as well as single and two storey extensions to the rear , following the demolition of the existing single storey extension and conservatory. The proposed two storey extension would have a pitched roof, with a barn hip and would come to approximately 7.1 metres at ridge level, with a width of approximately 4.3 metres and a depth of 4.2 metres beyond the rear elevation wall of the main property. Attached to the northern side of the two storey extension would be a single storey extension which would have a monopitched roof , this would have a width of approximately 2.3 metres and set in from the main north (side) elevation wall by approximately 0.5 metres. It would have a depth on level with the two storey addition and a height of 2.3 metres to eaves level. Attached to the southern side of the proposed two storey extension would be a single storey, flat roof extension, featuring two raised lantern rooflights. This would follow the demolition of the existing extension and would have a total depth of approximately 6.7 metres , width of 2.8 metres and height of 3 metres and this would be set off the southern boundary by 1.5 metres. These additions would allow for

internal reconfigurations at ground floor level to create a kitchen/diner/family room to the rear of the property and a fourth bedroom to the rear at first floor level.

- 7.4 The proposed extensions would comprise additional windows to the elevations. On the north (side) elevation there is currently one window at ground floor level which serves a kitchen. This would be replaced by a window serving a bathroom and door leading into a utility room. There are also 3 velux roof lights proposed to the north elevation which would serve a bathroom and bedroom 3 and these would be sited 1.7 metres above finished floor level. Alterations to fenestration at the east (rear) elevation include a window to the two storey extension, there is already a window in this position, however this window would now be set further back and would serve bedroom 4. At ground floor level there would be bi-fold doors leading into the family room and a kitchen window. The west elevation would be left unchanged. To the south (side) elevation a side kitchen window is proposed - there is an existing window facing south, although this is currently set further back off the boundary. Two velux rooflights are also proposed at first floor level which both would serve bathrooms. A dormer is also proposed to the south elevation which would have a monopitched roof, width of 2.5 metres, height of 1.7 metres and depth of approximately 1.2 metres. This would allow for an enlarged storage area at second floor level. This window would be obscure glazed.
- 7.5 The proposed extensions would be constructed from materials to match existing. The single storey extension would be formed of brick to match existing and the remaining extensions in render to match existing and the dormer from roof tiles to match existing alongside the roof tiles to the proposed extensions. The majority of the proposals would be located to the rear of the property and therefore would not be highly visible from the public realm. The south facing dormer would be partially visible from Chichester Avenue above the roof line, although this would slope downwards and is not judged to be significantly visible nor harmful to the streetscene. The extensions to the rear are judged to be generally subservient in design terms to the main property, the roof slope of the two storey extension follows the existing roof slope and is set below the main roof. The increased footprint is fairly generous in scale, although it is judged that this could be accommodated within the plot and is not judged to be overbearing in mass when considered within the context of the existing property.
- 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 north of the application site is no 14 Chichester Avenue. No 12 is set fairly far forward from no 14, with the side elevation running parallel with the rear garden of the application site and this side wall features no windows. At the front of no 14 is a garage and front door at ground floor level closest to no 12, and a dormer window at first floor level. In terms of overshadowing, the proposals are not judged to impact no 14, the existing kitchen window which has views across the front garden of no 14 would be replaced by a bathroom window which would be obscure glazed. Although the utility room door would mean more activity to the northern side of the property, this would not be the main entrance and any minimal additional activity is not judged to be harmful to the amenity of no 14. The velux windows proposed at first floor level would not lead to any harmful overlooking and would be sited 1.7 metres above finished floor level.

- 7.8 To the south of the application site is no 10 Chichester Avenue .On average no 10 is set off the northern boundary by approximately 4 metres, with a total of approximately 5.5 metres separation distance between the side elevations of both properties. The single storey side extension would be increased in scale from existing , although this is not considered to be adversely overbearing or have any notable impact on light at no 10. The proposed dormer was judged to have some harmful overlooking towards the private amenity space at no 10, therefore this will be conditioned to be obscure glazed. Concerns have been raised in regard to potential overlooking from the proposed side elevation, ground floor kitchen window. A drawing has subsequently been submitted showing the impact of the window in relation to the height of the fence at 2 metre height - there is some discrepancy between the fence height therefore this will be estimated at between 1.9 and 2 metres height and the drawing shows a raised floor level of 20cms. This would mean that views out the window are obscured below 1.7 metres . Standard conditions relating to windows and overlooking state that windows should be non opening below 1.7 metres above finished floor level to prohibit views outwards and this thought process has been applied in this scenario. For this reason it would felt that a condition was not necessary in this instance and it was judged appropriate for any additional obscuring of the window to be agreed between the applicant and neighbouring property.
- 7.9 To the east of the application site is no 9 Lyndhurst Close. There is 24 metres back to back distance between these properties which meets the distance as outlined in the Havant Borough Design Guide. Although the first floor window proposed to the two storey extension would be located closer towards the rear, it is not an additional window and the closer proximity is not judged to result in any significantly increased overlooking than is existing.
- 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).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character and appearance of the area 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/20/00932

(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:

01.P1 Proposed block plan

Location plan received on the 16.10.2020

10 Proposed ground floor

Amended first floor received 8.12.2020

12 REV P2 Proposed second floor

26 Proposed west elevation

27 Proposed east elevation

28 Proposed north elevation

25.P3 Proposed south elevation received 08.12.2020(received 10th December)

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 The two rooflight windows at first floor level in the south facing elevation serving the bathroom and toilet and the three rooflights to the north elevation serving a bathroom and bedroom shall have a minimum clear height of 1.7m from finished floor level.

Reason: To accord with the submitted details and to avoid potential overlooking to the neighbouring property having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Design Guide SPD 2011 and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the second floor dormer on the side elevation facing south and the bathroom window in the ground floor on the side elevation facing north shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.