

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 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: 1

Comment	Officer Comment
We raised our objections to the original planning application and these were obviously taken into account by the Planning Dept at that time, for the restrictions to be imposed in the first place. It's therefore frustrating that these restrictions are now being re-considered with a possible alternative being permanent fixed restrictors. However, to show that we're willing to compromise, we would not object to a fixed obscured pane with a small top opening window (which would be the same as 2b, and which was communicated to the applicant shortly after they purchased the property).	These concerns have been taken into consideration throughout the decision making process . All windows proposed to the rear dormer have been conditioned to be obscure glazed , therefore obscuring any views out of these windows back towards the rear . The restrictors which have been proposed and would be conditioned as part of this permission are judged to limit any outlook due to 100mm openings. It is deemed that this would not result in any significant increase in noise levels which would impact the amenity of surrounding properties .
Keeping fixed obscured panes as part of the restriction is the only chance we	

have of retaining some privacy and reduced noise pollution.	
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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. This application is a resubmission requesting alteration of Condition 4 of APP/20/00391 relating to the openings of the rear dormer windows. At the time of drafting this report, much of the scheme approved under APP/20/00391 has been implemented, with the exception of the cladding to the dormers and with the nature of the dormer windows opening and glazing to be determined through this revised submission.

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

7.3 The proposal the subject of this application is largely identical to that approved under APP/20/00391, which assessed the impact on the character of the area as follows: *This proposal comprises extensions to the roof slope including a raised ridge , barn hip roof conversion and dormers to the front and rear roof slopes. Other elements of the proposal include a single storey rear extension and single storey side extension following the demolition of the existing garage. The dormers to the front and rear roof slopes are of the same scale and design on both elevations, located centrally on the roof slope, with pitched roofs separated by a flat roof section. Dimensions would be approximately 10.1 metres in width, a height of 1.6 metres to flat roof level, with the pitch roof element coming level with the ridge line and a depth of 2.6 metres. Although dormers of an undivided width of 10 metres would not normally be supported, it is judged that the general design of these dormers remain fairly subservient to the roof slope. The Havant Borough Design Guide states that dormers should be set down from the ridge, up from the eaves and in from sides, and this is judged to have been demonstrated within this proposal. In addition it is noted that dormers to both the front and rear roof slopes are a common feature in the surrounding vicinity. The roof ridge will be raised by approximately 1.1 metres in height and the barn hip roof extension alongside the dormers will increase roof space to allow for two bedrooms with ensembles at first floor level.*

7.4 *The proposed side extension would replace the existing garage , however would have a slight increase in width and a semi-pitched roof. Towards the rear of the property the pitched roof above the kitchen window would be removed to allow for the dormer and roof light. The existing conservatory would be removed and replaced with a single storey rear extension which would project beyond the rear elevation wall by approximately 1.5 metres; with a width of 4.2 metres and a flat roof measuring approximately 2.8 metres in height . Both the side and rear extensions would have bi-folding doors leading out into the rear garden, the side extension would have bi-fold doors leading out into the front garden also. In terms of visual appearance the rear*

extension would not be visible from the road, the side extension would be visible however is not judged to have an adverse impact on the streetscene. The property is set back from the road and design is judged to be generally in keeping with the property as a whole. Materials include plain clay tiles in grey to the roof slope of the main property and side extension, the rear extension would be constructed of brick to match existing and the side extension would comprise smooth render in colour light grey - although this would not match the brickwork evident in the main property, the previous garage was rendered in white and therefore this is judged to be acceptable. The dormers would be clad in GREY RAL 7016 composite cladding which also is considered acceptable visually.

- 7.5 The proposed alterations to the manner of opening of the rear dormer windows does not alter this assessment. The design and appearance of the revised proposal is therefore 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

- 7.6 The proposal the subject of this application is largely identical to that approved under APP/20/00391, which assessed the impact on the adjoining properties in Matthews Close and Scratchface Lane as follows:

To the North of the application site is no 4 Matthews Close which is a pitched roof chalet bungalow. There are 3 windows and 1 door sited on the side elevation of this property facing south. The window towards the front is set forward from no 2A, the middle window is set on level with the north western corner of no 2A, facing both the side elevation wall and forward from the side elevation wall and the window and door located on the side elevation towards the rear face the side elevation of no 2A. Both no 4 and no 2A are set off the side boundary by approximately 2 metres either side. The proposed barn hip style roof and raising of the ridge level would bring the bulk of the roof within closer proximity to the windows on the side elevation of no 4 and the impact of this has been considered.

- 7.7 The smaller window on the side elevation towards the rear at no 4 serves a dining room this room is also served by a set of double doors to the rear elevation of no 4 -as this room is dual aspect it is judged that there would be substantial light supplied to this room following this proposal. The middle window has been confirmed to be the only window serving a kitchen. The proposed alterations to the roof are judged to have some impact upon this window as it is sited around level with the rear elevation, therefore the massing of the roof slope will reduce the outlook from this window slightly in terms of existing light from a southerly direction from above the hipped roof at no 2A. Despite this; the outlook from this window is already judged to be fairly limited due to the 1.8 metre high fence sited within 2 metres of the window along the boundary and the change in land levels, with no 4 set higher than no 2A, alongside the barn hip roof is judged to somewhat reduce the impact on this window. Additionally this should not impact light received from the south west/ west. Following consideration it is judged that there would be some impact on this window as a result of this proposal, although not harmful enough to justify a refusal.

- 7.8 To the south of the application site is no 2B Scratchface Lane which is also a pitched roof chalet bungalow style property, which has a dormer on the southern elevation roof slope. The side extension and garage proposed would be sited within close proximity of the boundary shared with no 2B although there is already an existing

garage in this location. There is a gap between the two properties of approximately 2 metres. There are 2 windows at ground floor level which face north on the side elevation of no 2B, information taken from planning records show these to include a kitchen window and a bathroom window. Impact on these windows is judged to be acceptable as the kitchen is also served by a window on the front elevation which is west facing and the bathroom is not considered a habitable room.

The proposed changes to the manner of opening of the rear dormer windows is not considered to have a detrimental impact on these two properties.

- 7.9 To the rear of the application site is no 7 Hulbert Road. There is a separation back to back distance of over 20 metres between these properties which meets the guidelines as stipulated in the HBC Design Guide. Despite this, no 2A is sited very close to the rear boundary of the site, set back by approximately 4 metres - this results in a relationship where the rear dormer windows and rooflight have the potential to infringe upon the privacy of the rear garden of no 7 Hulbert Road. For this reason all windows facing east on the rear elevation dormer are intended to be obscure glazed to an obscuration level no less than Level 4 of the Pilkington Texture Glass Scale (or equivalent) - two of these windows are shown to serve bathrooms, one serving a landing and one serving a bedroom with dual aspect. The reason for the resubmission of this application relates to the wording of the condition on the previous application (APP/20/00391) where the windows to the rear dormer were conditioned to be non opening below 1.7 metres, notwithstanding that these were shown to be full casement windows - this has led to concerns from the applicant about the restriction on ventilation to the rooms in question with the casement windows now installed.
- 7.10 Following negotiations with the applicant in this instance it has been concluded that it would not be appropriate for these windows to be fully opening as this would potentially counteract the use of obscured glass if left open, causing harm to the amenity of no 7 towards the rear in terms of overlooking. However in order to address the applicants' concerns as to lack of ventilation it has been deemed appropriate for the use of restrictors to be used on the casement windows with a maximum opening of 100mm which are to be installed and retained in place - this would allow for some ventilation whilst protecting the privacy of no 7 by limiting the extent of opening of the windows in question. The roof light (yet to be installed) is also to be conditioned to have a minimum sill height of 1.7 metres from finished floor level, also to protect the amenity of properties towards the rear.
- 7.11 Consequently, with these measures in place it is considered that the proposal will not appear overbearing or lead to unacceptable levels of overlooking and it would thereby meet the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking .

- 7.12 This property is increasing from 3 to 4 bedrooms which means 3 parking spaces are required at the property in accordance with the HBC Parking SPD. It is judged these could be accommodated towards the front of the site.

8 Conclusion

- 8.1 The scale, siting and design of the revised proposal would have limited and acceptable impact on the character of the area and the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00559 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
01 Existing and proposed plans received 20.07.2020
Confirmation of materials email received on the 30.09.2020
Reason: - To ensure provision of a satisfactory development.
- 2 With regards to the materials to be used in the development:
 - (i) The external wall 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;
 - (ii) The dormer cladding shall be: **Grey RAL 7016** composite cladding and render to be in light grey colour; and
 - (iii) Notwithstanding the details shown on the approved plans, the roof tiles shall be in plain clay tile in colour grey unless otherwise agreed in writing by the Local Planning Authority.**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.
- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, within 6 months of the date of this permission the four No. dormer windows in the first floor on the rear, east facing elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and fitted with restrictors to limit any opening to a maximum of 100mm. The windows shall thereafter be retained as such unless otherwise agreed in writing by 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.
- 4 The rooflight at first floor level on the east facing elevation hereby approved shall have a minimum cill height of 1.7m from finished floor level and shall be maintained in that condition at all times.
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.