
Site Address:	29 Southleigh Road, Havant, PO9 2QG		
Proposal:	Side dormer.		
Application No:	APP/20/00019	Expiry Date:	06/04/2020
Applicant:	Mr M Whittaker		
Agent:	Mr D Treagus	Case Officer:	Sascha Haigh
	Derek Treagus Associates		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies to the west of Southleigh Road in a mainly residential area. The property itself is a detached two storey house with white render and concrete tiles. There is a 'catslide roof' to the southern side and this is the position for the proposed dormer window. To the front is a graveled area with parking for at least 3 cars. To the south of the site is a two storey red brick care home.

2 Planning History

09/74099/000 - Proposed two storey rear extension., PERM,13/01/2010

10/74099/001 - Garage conversion, extension of front porch, addition of pitched roof to rear extension, internal alterations and the insertion of 4No. velux windows to side extension., PERM,10/05/2010

APP/14/01259 - Rear single storey extension; first floor rear extension above existing ground floor extension; single storey side extension and addition of gable feature over front door. New windows at first floor level to south side elevation., PERM,05/02/2015

APP/15/00315 - Erection of garage to front., REF,19/05/2015

3 Proposal

Side dormer window. This would be a sizable addition but would be set well down from the main roof ridge and set back slightly from the front elevation of the house. The dormer would provide en-suite toilet/shower rooms and are shown with 2 obscure glazed windows facing south towards No.27 Southleigh Road.

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

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

No comments received

Councillor J Branson - St Faiths

No comments received

Councillor T Pike - St Faith's

No comments received

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 The proposed dormer whilst fairly large would be set well down in the roof slope and back from the road frontage. It is noted that there are other dormers of various designs in the vicinity of the site. Whilst the design of the proposal would not be traditional, given its context and relatively subservient position on the roof slope set back from the road frontage, it is considered to have a limited and acceptable impact on the character and appearance of the area.
- 7.4 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

- 7.5 The position of the proposed dormer results in the main impact being to No.27 Southleigh Road. This property is a care home providing specialist care. The property has first floor windows facing the application site set approximately 3.3m off the proposed dormer. These windows currently face the roof slope of No.29. Whilst there would be some additional impact on outlook from these windows it is not considered that any additional impact would not be sufficient to warrant a refusal of planning permission. The proposed dormer is to the north of the facing windows and there would be no significant loss of sunlight.
- 7.6 In relation to potential overlooking, the proposal shows obscure glazing to the new windows and a condition is recommended to ensure that they are fixed shut and obscure glazed below 1.7m. This would avoid potential overlooking concerns.
- 7.7 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character and appearance of the area and on 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/20/00019

(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:

Location and Site Plan O.S. No. 100045326

Location Plan, Proposed Elevations and Floor Plans Drawing No. 19/864/01

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the en-suite windows in the first floor on the elevation facing south 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.

- 4 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.