
Site Address:	57 Littlepark Avenue, Havant, PO9 3QU		
Proposal:	Rear single story extension and loft conversion with a rear flat roof dormer.		
Application No:	APP/20/00462	Expiry Date:	13/08/2020
Applicant:	Ms R Black		
Agent:	Mr Wright	Case Officer:	Joseph Toole
	Consulting & Management Services		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

57 Littlepark Avenue, Havant, is located to the south east of Littlepark Avenue within a cul-de-sac. The application site is a semi detached bungalow comprising white render and brown roof tiles. Vehicular access is from Littlepark Avenue with parking to the front.

The property is located within a residential area of mainly bungalows of similar age and design.

Note - Due to Coronavirus a site visit was not possible but the applicant supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Rear single story extension and loft conversion with a rear flat roof dormer.

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

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I have been led to believe this property will be let as two separate dwellings. One dwelling as a one bedroomed property and one as a two bedroomed property.	Having looked at the proposed layout of the dwellinghouse there is no indication this property would be let out as two separate dwellinghouses.
There will be a shortage of parking spaces.	The property has adequate car parking in accordance with the Havant Borough Parking Standards SPD.
Loss of Privacy	Please see Section 7.

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.

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

- 7.3 The proposed development would involve a loft conversion with a rear flat roof dormer and rear single storey extension. The loft conversion and rear dormer would allow space for a bedroom and en-suite on the first floor. The proposed rear dormer would have a length of approximately 4 metres, a maximum depth of approximately 3.2 metres and a height of approximately 2.8 metres. The proposed rear extension would have a width of approximately 9.7 metres, a depth of approximately 4 metres with a flat roof with a height of approximately 2.8 metres.

- 7.4 The proposed rear dormer would have matching roof tiles to existing and the proposed rear extension would have white render to matching existing. This is considered to be deemed acceptable to the context of the main dwellinghouse.

- 7.5 The proposed alterations would not be visible from the public realm, therefore it is considered not to have an adversely negative impact upon the street scene. Furthermore, other properties within the street have carried out loft conversions. No. 61 Littlepark Avenue has a rear dormer. Thus, it is considered to be inkeeping with the character of the area.

- 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 front of the property there would be a 2 velux windows on the roof. This would not overlook any immediate private amenity facing the public highways and front gardens of the surrounding properties.

- 7.8 There would be a new ground floor window on the existing side of the property facing No.55 Littlepark Avenue which would be screened by the neighbour's garage. Furthermore, along this side there would be no windows in the side of the proposed rear extension. On the first floor there would be a velux window facing No.55 Littlepark Avenue which would be obscure glazed to reduce overlooking into the private amenity space.

- 7.9 To the rear in the proposed rear extension there would be bi-folding doors, a window and a door which would be screened by the existing 1.8 metre high fencing along all boundaries therefore it is not considered to overlook any private amenity space of the neighbouring properties. Due to the position and size of the proposed rear extension this is not considered to appear overbearing or result in the loss of light to any of the neighbouring properties also. On the first floor there would be 2 windows in the rear dormer facing the fields to the back. This would not overlook any private amenity

space and this view has previously been established by No.61 Littlepark Avenue.

- 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 The proposed development would result in the increase in the number of bedrooms from 2 to 3 therefore 2 car parking spaces are required according to the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 3 car parking spaces. Therefore, it is in accordance to the Havant Borough Car Parking SPD and is therefore deemed acceptable.

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/20/00462

- 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 Plan

Site Plan

Existing and Proposed Plans and Elevations - BM001

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.

