
Site Address:	24 Longmead Gardens, Havant, PO9 1RR		
Proposal:	Loft Conversion with hipped to gable roof with new rear dormer		
Application No:	APP/20/00394	Expiry Date:	16/07/2020
Applicant:	Mrs Coull		
Agent:	Critchley Architecture and Design	Case Officer:	Joseph Toole
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

24 Longmead Gardens is located to the south side of Longmead Gardens. The application site is a detached bungalow comprising of red brick with red tile hanging on the first floor and brown roof tiles. Vehicular access is from Longmead Gardens with parking to the side and a garage to the back.

The property is within a residential area of mainly detached bungalows of similar design and style to the application site.

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

Loft conversion with hipped to part gable roof and new rear 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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

Developer Services, Southern Water

Southern Water has no objection to the above proposal.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

The disposal of surface water from this development shall follow the hierarchy within Part H3 of Building Regulations:

- a) An adequate soakaway or some other adequate infiltration system
- b) A water course
- c) Where neither of the above is practicable: a sewer.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of a sewer will be required to ascertain its ownership before any further works commence on site.

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: 2

Comment	Officer Comment
Impact on Residential Amenity Concerns regarding bi-folding doors would overlook private amenity space to the rear.	Please see section 7.
Impact on Character of the Area Out of keeping with the character of the area	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
- (v) Drainage

(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 including with a hipped to part gable roof and new rear dormer. It would be used as a master bedroom with an en-suite. The rear dormer would have a length of approximately 3.3 metres, a maximum depth of approximately 3.2 metres and a maximum height of approximately 2.3 metres. The hipped to part gable roof would be the same height as the existing highest part of the roof at approximately 3.3 metres above ground floor eaves.

7.4 The proposed part gable roof and dormer would have tile hanging to match the existing roof. This is considered to be inkeeping with the context of the main dwelling.

7.5 The application site lie within a street scene predominantly featuring bungalows and chalet bungalows in the immediate vicinity of the site - the nearby properties comprising a mix of fully hipped and gabled roofed forms. In this context the proposed roof alterations would appear subservient to the host dwelling being set off the existing ridge and eaves. Furthermore, within the street scene three properties (No. 20, No. 28, No. 32 Longmead Gardens) have loft conversions with windows facing the back of the properties on Langstone Avenue. No. 28 Longmead Gardens under reference 09/72899/000 obtained planning permission for a loft conversion with alterations to rear roof to form gable dormer with a non step Juliet balcony. This highlights the view backing on Langstone Avenue has been established and deemed acceptable. The proposed development would as a result 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 street scene 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 side facing No. 26 Longmead Gardens the side window would have obscure glazing 1.7 metres above cill height. This would as a result not overlook any private amenity space.
- 7.8 To the west side facing No. 22 Longmead Gardens the side window would have obscure glazing 1.7 metres above cill height. This would as a result not overlook any private amenity space.
- 7.9 The rear dormer would have inward opening bifolding doors with a stainless steel and glass balustrade facing onto the rear garden. Properties have the right to carry out the construction of rear dormers if they are under 50sqm. In this case the proposed rear dormer is under 50sqm, and the juliet balcony is also allowed for under the Town and Country Planning (General Permitted Development) Order 2015 as amended. Therefore the dormer with juliet balcony has a fall back position of being able to be carried out under permitted development. The juliet balcony would create much the same views as a window on this elevation and would be approximately 50 metres away from Nos 6 and 7 Langstone Avenue. This is deemed acceptable under the Havant Borough Design Guide SPD and as a result, and when having regard to the fallback position, the dormer with juliet balcony is not considered to have such a significant adverse impact on the private amenity space on the properties to the rear as would warrant the refusal of the application.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to unacceptable levels of overlooking, and when considered in the context of permitted development rights available to the property 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).

(iv) Parking

- 7.11 The proposed development would result in the increase in the number of bedrooms from 3 to 4 therefore 3 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 in line with the proposed block plan. Therefore, it is in accordance with the Havant Borough Car Parking SPD and is thus deemed acceptable.

(v) Drainage

- 7.12 Southern Water were consulted on this application and raised no objection. An informative recommended has been attached to the decision notice.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and street scene 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/20/00394 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 Block Plan - 1006-102
Proposed Ground Floor and First Floor Plans - 1006-427
Proposed Elevations - 1006-502

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 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 first floor on the east and west elevations 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.