
Site Address:	50 Berkeley Square, Havant, PO9 2RT		
Proposal:	Loft conversion with front and rear dormers; fenestration alterations.		
Application No:	APP/19/01076	Expiry Date:	30/12/2019
Applicant:	Mr S Burrige		
Agent:	Mr P Davey	Case Officer:	Selina Donophy
Ward:	St Faiths		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, single storey bunaglow located on the South side of Berkeley Square. The property is of brick construction with white render and features a central pitched roof porch to the front and extension to the rear. The property has a low front boundary wall and is set back from the highway, separated by a front lawn and driveway.

2 Planning History

3 Proposal

This proposal includes a loft conversion with front and rear dormers; fenestration alterations.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public 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

<https://beta.southernwater.co.uk/infrastructure-charges>.

The disposal of surface water from this development should be in compliance with the following hierarchy of 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 the 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 This application site is on the South side of Berkeley Square, whereby the surrounding properties are generally a mix of chalet and bungalow style properties which vary in style and design. The proposed dormers have dimensions of approximately 1.7 metres in height, 1.5 metres across and 2.1 metres in depth and would be set in from the side of the roof, as well as up from the eaves and down from the ridge line. There are two dormers proposed to the front roof slope and two to the rear. They would be fairly modest in both size and design and would be located directly above the two ground floor windows which would create an element of symmetry to the front elevation. The two dormers proposed to the front of the property would be visible from the public realm, however are acceptable in scale and design and would not be deemed to be harmful to the character of the surrounding area.

The dormers proposed to the rear would not be readily available from the public realm, therefore would not have an adverse impact on the character of the area. Additionally, they are considered to be of an appropriate size and aesthetic within the context of the

existing property.

The submitted plans also show some proposed changes to fenestration including the blocking up of the porthole windows on the West elevation, a window to be removed and door extended to the rear and a door added to the East elevation. None of these changes would be readily visible from the highway, nor are they judged to have any harmful impact on the streetscene.

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

- 7.4 The dormers proposed to the rear roof slope of the property would overlook the rear garden of the property. The two properties adjacent to the proposal site are both single storey bungalows, which have not undergone development to the roof slopes. The proposed rear dormer windows could introduce the potential for some degree of increased overlooking to the rear gardens of neighbouring properties. Despite this, the windows are fairly small in size and it is considered any additional overlooking would be negligible. There are no properties directly to the rear as the property backs onto Emsworth Road with approximately 19 metres of rear garden and mature tree screening separating the property. It is also important to note that this proposal could be constructed under Permitted Development and therefore does not require planning permission.
- 7.5 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.

7.6 (iv) Parking

This proposal would add an extra bedroom to the property, of which would bring the total number of bedrooms from 3 to 4. This would require a minimum of 3 parking spaces at the property. A parking plan has been provided which shows how these spaces would be allocated. There is a 2.6 metre wide gap to the side of the Eastern elevation which would provide space for two cars as well as one car to the front of the property. Therefore the proposal is considered to comply with policy DM13 and the HBC Parking SPD.

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/19/01076 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:
Block plan received 06.11.2019
Location plan received 06.11.2019
Proposed elevations received 06.11.2019
Proposed ground floor and parking plan received 06.11.2019
Proposed section and first floor plan received 06.11.2019
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.