

Recommendation: **GRANT PERMISSION**

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

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

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

(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 planning history of this property shows that an application for a similar scheme was granted approval in 2002 (APP/02/67947/000), which was not implemented. Advice from a general enquiry submitted in 2019 which proposed a rear extension, porch and loft conversion with side dormers suggests that some elements of the proposal may be completed with permitted development, if they were to comply with permitted development criteria. Calculations show this proposal as a whole would not come within the realm of permitted development as roof alterations would exceed the 50 m3 limit.

An application was submitted in 2019 under application APP/19/01035 which

comprised of a hip to gable roof extension to the front and the rear, with side dormers located towards the front of the property, set back by approximately 0.3 metres and up from the eaves by approximately 0.5 metres, with sloped roofs. A porch with a pitched roof was also proposed to the front of the property. This application was subsequently refused on the grounds that the dormers were not set back from the front of the property and therefore altered the roof slope very visibly, making them appear dominant on the streetscene. The design of the dormers were contrary to design guidance in that they were not adequately set back and were too large in scale.

The current application proposes a similar scheme. As previously noted the scheme as a whole would not come within permitted development, therefore initially the applicant has proposed solely the dormer to the South West elevation to come under permitted development. As the proposed materials would be different from those on the existing property, this dormer has since been included in the application as this would not fall within permitted development. The dormer proposed to the North East elevation would have dimensions of 2.1 metres in height, 2.4 metres in width and 4.2 metres in depth down the side of the property. It would come up from the eaves by 0.5 metres and would be set back from the front elevation of the property by 4 metres. The dormer proposed to the South West elevation would have dimensions of approximately 2.1 metres in height, 4.8 metres length and 2.5 metres depth.

Both dormers would be set back from the front elevation substantially more than the previous application, making them appear less dominant on the roof slope, and less prominent on the streetscene. Although dormers on both sides of the roof slope is not generally supported in design terms, dormers of similar size in materials to match the existing would be permissible without planning permission. The dormers are not deemed to add significant bulk to the roof slope as they have been reduced in scale and set back. The dormers would also now have flat roofs as opposed to the previously proposed shallow sloping roofs.

The proposal also includes hip to gable roof extensions to the front and rear. Although this would alter the look of the property somewhat, there are varying designs of roof slope visible in the immediate vicinity and therefore a gabled end to the front of the property is not deemed to have an adverse impact on the character of the area. The porch proposed to the front elevation is also judged to be acceptable and there is space to accommodate this to the front of the plot, alongside space for vehicle parking. The porch would follow some symmetry with the roof design and would appear visually modest.

Materials proposed include cement fibre cladding boards in colour grey. There are some other examples of cladding to the front façade of properties in the surrounding vicinity. Additionally there is some variation in property style and design evident along Warfield Avenue, therefore grey cladding boards are deemed acceptable in terms of impact on the character of the area.

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 properties adjacent to the application site include a two storey, detached property to the South West and a detached, single storey bungalow property to the North East.

The South West elevation of no 36 is already in close proximity to the neighbouring property , no 34 and the proposed side dormer to the South West would come close at second storey level. Whilst there may be some impact on the street scene in terms of loss of visible gaps between buildings in an area where properties are predominantly detached and or single storey, and where space is maintained between properties, there is not considered to be any significant impact on the amenity of this property. The side dormer proposed to the North Eastern elevation would have two windows, these would be considered to have a minimal impact upon the neighbouring property , no 38 in terms of harm to amenity.

- 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.

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/20/00099

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 plan received 05.02.2020

20/876/01 proposed block plan

Proposed plans and elevations 20/876/01 received 05.02.2020

Materials email received 25.03.2020

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated in accordance with details hereby submitted in the approved plans

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, prior to first occupation of the extension / building hereby permitted the windows in the first floor on the north eastern elevation facing 38 Warfield Ave 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.