
Site Address:	24 Lester Avenue, Havant, PO9 3HE		
Proposal:	Loft conversion incorporating dormers to front and rear and build up of hipped corner to a gable end.		
Application No:	APP/19/01078	Expiry Date:	26/12/2019
Applicant:	Ms Mitchell		
Agent:	Mr C Mallen	Case Officer:	Denise Sheath
	Thorns - Young Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached property with white pebble dash render to the elevations and a hipped tiled roof. To the front of the property is a block paved driveway which runs along the width of the property which leads to a detached garage.
- 1.2 Lester Avenue is a quiet residential area of Bedhampton. The street is characterised by regularly spaced, two storey, detached and semi-detached properties which are set back from the road by approximately 7 metres, creating a uniform building line. The majority of the properties also benefit from off-street parking to the front and several of the properties have detached garages to the rear. Many of the properties have been altered and extended.

2 Planning History

99/64442/000 - Conservatory to rear, PERM,26/10/1999
APP/15/01018 - Single storey rear extension., PERM,09/11/2015

3 Proposal

Loft conversion incorporating dormers to front and rear and build up of hipped corner to a gable end.

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

None required

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
- (iv) Effect on the Highway

(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 roof extension and front dormer would be visible from the public realm, although the dwelling is set back approximately 7 metres from the highway. It is noted there are properties with similar types of hipped to gabled roof extensions, and front dormers of similar design. The front dormer has a pitched roof and is set below the ridge height and in from the roof edge as recommended in the Havant Borough Council Borough Design Guide and consequently does not dominate the roof of the existing building. The rear dormer would not be visible from the highway. It is therefore considered the scheme would not be an incongruous feature in the streetscene and would not result in an adverse impact on the visual amenity of the locality.

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 plans show the addition of a first-floor window to the gable end. This window is to provide light to the upstairs bathroom. The window is to be obscurely glazed and it is recommended that a condition be attached to any decision to ensure the window remains obscurely glazed and fixed shut to avoid overlooking to the neighbouring property. The rear dormer could be perceived to increase the level of overlooking to the neighbouring properties, although a sizeable dormer could be constructed without planning permission and therefore it is not considered appropriate to refuse this application on the grounds of significant overlooking.
- 7.6 The proposed dormer to the front will overlook the front gardens of the properties opposite. However, these gardens are all openly visible from the public domain.
- 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.

(iv) Effect on the highway

- 7.8 The number of bedrooms will increase from two to three, hence there would be a requirement for two on site parking spaces. However, it is considered there is existing sufficient parking on the site, therefore a condition would not be necessary in this instance.

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/19/01078 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:

Application Form - Received 31 October 2019

Location Plan - Received 31 October 2019

Block Plan - Received - 31 October 2019

Site and Section Notes - Received 31 October 2019 - Drawing No. 3194.19.3

Proposed Plans - Received 31 October 2019 - Drawing No. 3194.19.2
Existing Plans - Received 312 October 2019 - Drawing No. 3194.19.1
Email Confirming Window in gable to be obscurely Glazed and Fixed Shut -
Received 11 December 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.

- 4 The window to be installed on the second floor level within the new gable elevation of the building shall:-

i) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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 2018.