

Recommendation: **GRANT PERMISSION**

08/53069/002 - Outline application for the access and layout for 2No. 2 bed semi detached chalet bungalows with new access onto Lovedean Lane. , REF.16/09/2008

09/53069/003 - Erection of a detached 3 bed bungalow incorporating new access onto Lovedean Lane., REF,05/08/2009

3 Proposal

Porch to front of property; single storey side and rear extension; first floor rear extension incorporating alteration to roof line, rear dormers with Juliette balconies; cladding to elevations; installation of flue. Single storey rear extension to existing garage.

The drawings have been clarified as providing a 1.2m side addition to the western elevation, and 2m deep rear extension, enabling a first floor rear addition above with double gabled rear elevation - originally including traditional balconies, but amended to Juliette style openings only. It is also proposed to extend the existing garage by some 7.5m in length, but maintaining the existing ridge and eaves lines. The proposed materials include slate roof tiles with a mix of render and larch cladding and windows and doors in anthracite.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

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

N/A

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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 The ridge height of the existing property is not proposed to be increased, so in street scene terms the consistency of the chalet bungalow would be maintained. The introduction of a front door and porch helps to give the property some identity and focus and is considered a visual improvement. The separation distance to the western side boundary would be reduced by the proposed 1.2m wide side extension, but nevertheless about 2m would be retained. This is considered sufficient to retain the sense of space about the property and to be consistent with other spacings in the vicinity.

7.4 It is proposed to use modern materials rather than match the original, but others, including number 62 adjacent, have used coloured cladding so the visual appearance of the street scene is already fairly mixed. There is no objection to the use of the proposed contemporary materials. Overall, the design and appearance of the proposal is deemed appropriate in context to the host dwelling 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 Whilst the proposed footprint enlargement of the dwelling is relatively modest, it enables quite a significant first floor addition with increased roof mass. Each side elevation would have a 6.5m deep, one and a half storey eaves line at 4.5m high. The use of a double gable end results in side hips. Although a fairly significant increase to side bulk and mass, the dwelling aligns with its neighbours - number 64 which is closest has also been modernised and extended and has an enlarged gable side elevation in which there is only one first floor side window which serves an en suite. The proposed first floor development is larger and deeper than number 64, but given the orientation and separation, would be unlikely to have any adverse impacts from overshadowing or overbearing.

- 7.6 To the east, number 58 is separated by a greater distance, both properties having intervening drives with garages set behind. It is considered that the additional side bulk would be unlikely to have any material impact on the amenity of these residents.
- 7.7 However, as part of the proposal two traditional first floor rear balconies were originally proposed. The site is potentially screened by intervening outbuildings in the easterly direction towards number 58, but towards number 62 the site is more open. These balconies would have enabled people to step outside, with a chair etc and could lead to direct overlooking that could be harmful to neighbouring amenity. The perception of having someone standing outside at first floor level overlooking a neighbouring garden could be quite intrusive. Therefore during the course of determining this application, amended plans have been received changing the openings to Juliette balconies only. This would reduce the perception of overlooking as people remain inside and considering Juliette openings are often permitted development then this change is considered more acceptable to protect neighbouring amenity. The flat roof elements would remain so it is considered necessary to condition no access to these areas to ensure compliance in perpetuity.
- 7.8 The enlargement of the existing garage would follow the existing profile and be adjacent the shared boundary and in part adjacent number 58's own garage. Provided this outbuilding remains for ancillary domestic purposes and is not used for any business or additional separate accommodation (which can be conditioned) then, there is no objection to this aspect of the proposal.
- 7.9 Overall, 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

- 7.10 The proposal results in an additional 4th bedroom necessitating the need for 3 on site parking spaces to meet the adopted Parking SPD. There is adequate space on the frontage and side drive to meet this provision.

8 Conclusion

- 8.1 The scale, siting and design of the amended proposal would have limited and acceptable impact on the street scene or 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/20/00133 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:

Site Location Plan; Existing Layouts and Elevations Drawing Number P01
Proposed Layouts and Elevations Drawing Number P02 Rev C
Existing and Proposed Overlay Drawing Number P03 Rev A

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 hereby approved garage extension shall be used solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation or for business purposes.

Reason: To protect the amenity of neighbouring residents from over-intensive or inappropriate use of the outbuilding, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The flat roof area in front of the Juliette balconies shall not be used for the purposes of a terrace or balcony at any time whatsoever, but shall only be used for essential maintenance.

Reason: To safeguard the amenities of the occupiers of the neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.