

Councillor Mark Inkster

No Comment.

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: 1

Comment	Officer Comment
We strongly oppose this proposal. This is because it will have a direct effect on our privacy and outlook. We also have grave concerns after inspection of the plans on the design, appearance and layout of this extension. The dormers in particular will overlook our back bedroom window this is not in keeping with any other properties in close proximity to ours. We therefore wish to appeal this decision.	This is covered in section 7. There is no right of appeal to the planning inspectorate by third parties. However, if the relevant circumstances are satisfied a Judicial Review may be pursued in the High Court, against the Local Planning Authority's decision.

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) CIL

(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 alterations to the main roof form from hipped to gable to allow space for a loft conversion. This would provide two bedrooms and a bathroom including the provision of dormers to the front and rear. The proposed front dormer would have a width of 6.1 metres, height of 1.5 metres and a maximum depth of 2.3 metres. This would amount to a total volume of approximately 10.5 cubic metres. The proposed rear dormer would be larger with a width of 6.4 metres, height of 2.1 metres and maximum depth of 3.3 metres. This would amount to a total volume of

approximately 22.1 cubic metres. The proposed hip to gable extension and rear dormer would fall under permitted development Schedule 2, Part 1, Class B as the cubic content of the resulting roof space would not exceed the original cubic context of the existing roof space by more than 50 cubic metres.

- 7.4 According to the submitted plans, the gable end wall would have tile hanging to match the existing roof tiles. This would be inkeeping with the context of the main dwellinghouse.
- 7.5 Although most of the properties in the surrounding area are of the same design and symmetry, No. 40 Brooklands Road obtained planning permission for the conversion and extension of roof space to form two bedrooms and a bathroom including provision of dormers to the front, rear and side elevations under reference 02/67209/000. The proposed development would change the symmetry of the roof line, however on balance it would not be materially harmful to the existing street scene.
- 7.6 Discussions took place with the applicant's agent regarding the design of the front dormer. It was suggested that pitched dormer/dormers would be of higher quality design and more inkeeping with the area. However, the agent argued the following points. Firstly, due to the existing roof ridge height and creating suitable internal ceiling height pitched dormers would not fit in the space available. Secondly, incorporating two gable dormers would result in more bulk and greater projecting height off the existing roof plane. Thirdly, the width of the proposed front dormer would accommodate head room for the stair access up to the roof. If there was a separate dormer for the stairs, the window within it would be difficult to safely access internally. Furthermore, the front dormer would also provide suitable head height for the front bedroom, which if changed to two small dormers would limit access to the room. However, the agent was willing to add extra detailing to either side of the window on the proposed front dormer to establish a higher quality of design, and the drawing were amended accordingly. Taking into consideration the points made, on balance with regards to other developments within the street scene, which include front flat roof dormers, the development is considered acceptable and meets the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.7 On balance 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

- 7.8 The proposed front dormer would be visible from the public domain, with one large window to the front which would look towards front gardens and the highway. It is therefore considered that this would not result in the overlooking of any private amenity space.
- 7.9 No. 51 Brooklands Road directly to the north of the application site has an access path along the boundary of the proposed development. There is a separation gap of approximately 2.3 metres from the side wall of the neighbouring property and the side wall of the application site. The proposed development would not extend any further than the existing side wall of the property. Due to the orientation of the proposed development, it is considered on balance, not to have an adverse impact on No. 51 Brooklands Road in terms of loss of light or overshadowing.
- 7.10 The proposed plans show one additional window facing the side wall of No. 51 Brooklands Road. To reduce the loss of private amenity, discussions with the Applicant's Agent took place to make the window obscured glazed. This was agreed

and the drawings were amended accordingly, and a condition to this effect is recommended.

- 7.11 There are no dormers to the rear of the houses on the application site's trajectory, however taking into consideration the size of the proposed rear dormer it would fall under permitted development. According to the submitted plans the rear dormer would have two windows facing the rear garden, one for a bedroom and the other for a bathroom which would be obscured glazed. There is a separation distance of approximately 42 metres from rear wall of property to rear wall to 6 Woodville Road to the rear. This distance is deemed acceptable under the Havant Borough Council Design Guidance SPD and as a result it would not be materially harmful on the residential amenity. As to overlooking of adjacent properties this would be of an oblique nature, which would not be significantly harmful.
- 7.12 Consequently, on balance 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).

(iv) Parking

- 7.13 The proposal would result in increasing the number of bedrooms from 2 to 3 and therefore 2 car parking spaces are required as set out in Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 2 car parking spaces and therefore accords with Havant Borough Car Parking SPD and Policy DM13 of HBLPCS.

(v) CIL

- 7.14 The proposed development would not exceed 100 square metres gross internal area, therefore it is not liable to CIL.

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/19/01153

- 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
Block Plan - 19.04.101 (B)
Existing and Proposed Plans and Elevations - 19.04.101 (B)
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 at 1st floor level in the north elevation of the building and the window in the bathroom at 1st floor level in the east elevation shall:-
- (i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and
 - ii) 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.