

Recommendation: **GRANT PERMISSION**

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No Comment.

Councillor D Keast - Cowplain

No Comment.

Councillor Narinder Bains - Cowplain

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: 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

(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 an extension to the existing loft conversion, changing the hipped roof to gable, widening the existing flat roof dormers to the front and rear with revised fenestration. These proposed works would allow space for 3 bedrooms with a bathroom and study room on the first floor.

- 7.4 The proposed extension to the loft conversion would use matching tile hanging to the existing dwellinghouse. As a result it would be inkeeping with the context of the main dwelling.
- 7.5 The proposed development would be visible from the street scene. The proposed works would not extend beyond the existing ridge of the property. It should be noted that similar works have been carried out on the street scene with No. 17 Yew Tree Avenue directly to the north east carried out a roof extension approved under reference 04/65455/000. Taking this into consideration, the proposed development would be inkeeping with the character of the area.
- 7.6 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

- 7.7 To the front of the property, the front dormer would extend by approximately 2.8 metres in length with a new window. The view has already been established and would not overlook any private amenity space facing the front gardens of the properties opposite and the public highway.
- 7.8 To the side of the property facing No. 17 Yew Tree Avenue there would be a new side window serving bedroom 1. This would not overlook any private amenity space as the window would be obscured glazed.
- 7.9 To the rear of the property, the rear dormer would be extended by approximately 3.1 metres in length, approximately 0.3 metres in depth and approximately 0.3 metres in height with two windows serving the bedrooms respectively. This would overlook No.17 Yew Tree Avenue's rear garden however it would be the same view as they have on the application site and similar to the other views within the street scene. Therefore, it is deemed on balance acceptable. Furthermore, the proposed extended rear dormer would be approximately 20 metres away from the properties to the rear facing the front areas of the properties along Pine Tree Gardens which is considered acceptable according to the Havant Borough Design Guide SPD.
- 7.10 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

- 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
Existing and Proposed Plans and Elevations - 20.01 101

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.