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|-----------------|--------------------------------------|---------------|----------------|
| Site Address:   | 13 Marlborough Park, Havant, PO9 2PP |               |                |
| Proposal:       | Proposed rear dormer.                |               |                |
| Application No: | APP/20/00187                         | Expiry Date:  | 24/04/2020     |
| Applicant:      | Mr Wilson                            |               |                |
| Agent:          | Mr Bessant                           | Case Officer: | Selina Donophy |
|                 | JB Architecture                      |               |                |
| Ward:           | St Faiths                            |               |                |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

This application site is a two storey, detached property located on the west side of Marlborough Park. This property is constructed of brick and white render and has a barn hipped roof, with two small dormers situated on the front and rear roof slopes. To the front the property projects forward at single storey level, with a hipped roof. It has an attached garage on the south side of the plot with a hard standing and gravel area to the front of the property with parking space for three vehicles.

## **2 Planning History**

None relevant

## **3 Proposal**

Proposed rear dormer.

## **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)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

| <b>Comment</b>       | <b>Officer Comment</b> |
|----------------------|------------------------|
| 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 This proposal comprises a dormer to the rear roof slope of the property. It would have dimensions of approximately 6.6 metres in width, 2.8 metres in height and 2.1 metres depth and would have a pitched roof. The proposal has been slightly amended , now showing a reduction in the width, taking the dormer in from the side roof slopes and with a pitched roof which was previously a flat roof. The dormer, although fairly large in scale within the context of the existing roof meets most of the Havant Borough design guide criteria and is set down from the ridge line and up from the eaves. As it is sited to the rear of the property it would not be readily visible from the public realm and therefore would not have any harmful impact upon the character of the streetscene. Materials proposed include Marley Eternit cladding in colour grey which are deemed acceptable within the context of the property.

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 To the west of the application site are the rear gardens of properties along Southleigh Road. The property to the rear closest to the site is no 96A Southleigh Road and there is approximately 18 metres between the properties. The windows in the dormer would serve two bathrooms and a small dressing area and would be obscure glazed. For this reason there is not deemed to be any impact on the amenity of properties sited along Southleigh Road in terms of overlooking.
- 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.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00187

(A) 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:  
  
PL.326.20.01 existing plans, location and site plan  
PL.326.20.02 A amended proposed first floor plan and elevations  
  
**Reason:** - To ensure provision of a satisfactory development.
- 3 Cladding: Marley Eternit in colour grey  
  
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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the dormer hereby permitted the windows in the first floor on the rear elevation dormer facing south west 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.