

Recommendation: **GRANT PERMISSION**

Councillor Dianne Lloyd

Councillor S Milne

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
A third level of accommodation at the front of the property will increase the level of overlooking already being experienced and increase the lack of privacy to an unacceptable level as the dormers will be looking down into rooms, especially the bedroom.	The distance between the application site and properties on the opposite side of Maralyan Road is approximately 25 metres. The distance is such that the proposal would be unlikely to have a significantly impact on the privacy of the occupiers of these properties.
The addition of a third floor at the front of the property is out of character with the rest of the Avenue.	As to the impact on the character of the area this is cover below.

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 property, is sited at the junction of Maralyn Avenue and Boxwood Close. With the exception of part of the single storey element the proposal would be visible from Maralyn Avenue and Boxwood Close.
- 7.4 The raising of the roof, with a gable end, by approximately 0.7 metres, to accommodate its conversion and dormers, would still be approximately 0.3 metres below the roof line of the adjoining semi. The 2 dormers in the front elevation, are set down from the ridge line, have pitches roofs, with windows reflecting those below or smaller in accordance with the guidance in the Havant Borough Design Guide SPD (HBDGSPD). As to the rear a mansard type dormer, set down from the ridge, which would facilitate the use of bedroom 3 and an ensuite, is proposed. Whilst this part of the development is not strictly in accordance with the HBDGSPD, the 3 dormers would not dominant the roof or the existing building and therefore would be acceptable.
- 7.5 As to the rear extensions, originally this comprised of: a 3 storey extension, which extended out the roof; and a replacement single storey extension. The 3 storey element has been amended to a 2 storey, with a flat roof, just below the eaves line. The depth of the 2 storey element is approximately 1.7 metres. The width is approximately 3.3 metres. There is currently a single storey extension to the rear of the property, with a mono pitch roof. The size is 3.2 m x 2.7 m x 3 m. The proposal would replace this extension, with a larger one, which would be 6 m x 3 m by 4 m. Part of this extension would feed into the 2 storey element; the remainder would be flat roofed, with a dome roof light. The single storey element is screened to a degree by a 1.6 m fence and wall and fencing that forms the boundary of the site.
- 7.6 As to the front porch extension, which is 2.5 m x 2 m x 3.7 m, this has a pitched hipped roof, which is similar in pitch to the hipped roof on the single storey extension. The porch reflects the character of the original dwelling in accordance with the advice in the HBDGSPD.
- 7.7 Whilst the proposal includes an element of flat roofing, this does not detract from the overall scheme. The design and appearance of the proposal is deemed appropriate in context to the main building and is 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 neighbour most likely to be affected by the proposal is the adjoining semi to the north west. The impact of the replacement single storey extension on the adjoining property would be similar to the existing extension, which is acceptable. As to the 2 storey element, the application property is set back from the neighbouring property by approximately 0.9 metres. Therefore, 0.8 metres of the extension would be forward of the neighbouring property. This relationship would not result in an overbearing impact on the neighbouring property and should avoid a loss of light in the first floor window closes to the development, in accordance with the guidance in the HBDGSPD.
- 7.9 As to the dormers (both front and rear), any overlooking would be of an oblique nature and in this residential location is considered to be acceptable and would not be significantly harmful to the residential amenity of neighbours.

- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to significant 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).

7.11 **Parking**

The proposal would increase the number of bedrooms from 2 to 3. In accordance with the guidance in the Havant Borough Council Parking SPD July 2016, there is no increase in car parking requirements for the proposal.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character and appearance of the area 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/19/00270 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan
Block plan
Existing floor plan
Existing elevations
Floor plans and section
Proposed elevations

Reason: - To ensure provision of a satisfactory development.