
Site Address: 56 Penk Ridge, Havant, PO9 3LU
Proposal: loft conversion with hip to gable roof extension, rear dormer and alterations to side extension granted permission under APP/15/00402
Application No: APP/19/01110 Expiry Date: 07/01/2020
Applicant: Mr & Mrs Morrell
Agent: Mr M Critchley Case Officer: Selina Donophy
Critchley Architecture and Design
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the south side of Penk Ridge, Havant. This property is of a red brick construction at ground floor level, with hanging tiles to the first floor level. It forms part of a pair, with a hipped roof and has a garage set back to the side, served by a hard standing driveway which slopes down, as the land level slopes downwards here from the north to the south. There is a small lawn garden area to the front of the property, separated from the road by a low boundary wall.

2 Planning History

APP/15/00402 - Demolish existing rear extensions; construct single storey side and rear extension, incorporating existing garage with new pitched roof and drive extension to provide parking., PERM,09/06/2015

3 Proposal

Loft conversion with hip to gable roof extension, rear dormer and alterations to side extension granted permission under APP/15/00402.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4

Comment	Officer Comment
See Representation in Documents: Object - 05/12/19 Main points: Out of keeping with the rest of the estate. Blockage of views.	Please see planning considerations section of report.
We feel the proposed development would be out of character with the design of houses on this street and have an unacceptable adverse impact, due to its visually overbearing scale, not least with the adjacent properties.	Please see planning considerations section of report .
We believe that the proposed plans are not in keeping with the rest of the estate due to the 3 floor development on the side of the building. This blocks the open view between the properties and is very much out of character with all of the other semi detached houses in Penk Ridge. We have always got on with the applicants and have been happy with their initial plans for a single story extension to the side and rear, which is similar to other properties. However, such a large extension may set a precedent that may lead to others following and thereby altering the feeling of space on the estate.	Please see planning considerations section of report .

We are not entirely happy with the proposed planning application for 56 Penk Ridge Havant. The application is not in keeping with the rest of the estate and is in our opinion far too large for the plot, it will completely block the whole through view from ground to roof height and if allowed will surely create a president leading to a complete character change of the estate, which are predominantly 3 bed semi detached properties the ceiling price of which is well below the future value of proposed development . We have spoken to the applicant in the past when he mentioned that they were thinking of developing the property (they have already made substantial changes to the back of the property) and asked him if the property was so small why did they not move to somewhere with more space, but his reply was that they liked it here and liked the neighbours and so wanted to develop the property more.	Please see planning considerations section of report.
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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 This application comprises a loft conversion with hip to gable roof extension, rear dormer and alterations to the side extension previously granted permission in 2015 under application APP/15/00402. The dormer would have a depth of approximately 3 metres, with 4.3 metres width and 2.4 metres height and would have a flat roof, located centrally on the roof slope to the rear. Alterations to the single storey extension include alterations from a lean to style roof as previously approved, to a hipped design. Although the previous approval was granted over three years ago, this permission is still valid as the rear extension element of the permission has been

constructed within the three years. Most of the properties along Penk Ridge have hipped roof slopes and therefore the alterations to the extension roof are deemed in keeping with the area.

This proposal follows amendments made to the initial proposal which included a two storey side extension, with a gabled roof and larger dormer to the rear. This proposal was not supported by the LPA due to impact on the character of the area. Penk Ridge, especially towards the eastern end of the road is characterised by semi-detached properties, with attached garages at single storey level, retaining the gaps between the properties. It was deemed that the addition of a side extension would result in a terracing effect, causing harm to the existing rhythm and pattern of development along Penk Ridge. Subsequently this element of the proposal has been removed.

This proposal now includes a hip to gable roof extension. This is considered to be an acceptable addition within the context of the street as there are various examples within the immediate vicinity of similar alterations to the roof slope. Although this would unbalance the pair, it is not judged this would cause significant harm to the character of the streetscene.

The dormer element of this proposal would be located to the rear of the property and therefore would not be visible from the street. It would be set in from the sides of the roof slope, down from the ridge line and up from the eaves level. The dormer would be constructed from hanging tiles to match those on the existing roof slope, other materials include roof tiles to match existing. This is deemed to be in keeping with the existing property and surrounding area.

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 The dormer to the rear would have two sets of windows serving the second floor bedroom. These windows would look down the rear garden towards the south and are not deemed to infringe upon the private amenity spaces of the neighbouring properties, nos 54 and 58. To the rear the property which backs on to the application site is separated by approximately 30 metres wall to wall. No 56 has approximately 15 metres of garden space before the boundary is met, which is partially screened by some trees. It is judged that this space is substantial enough to mitigate any overlooking towards the rear.

In regards to objections received for this application, these were submitted prior to amendments sought as discussed in the 'Appropriateness of design and impact on the character of the area' section of this report. It is judged that most of the concerns are no longer relevant with the amended proposals. No further objections have since been received since the amendments have been made.

- 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).

(iv) Parking

- 7.6 This proposal would result in 4 bedrooms at the property, with the net addition of one extra bedroom. The Havant Parking SPD (2016) states that a property with 4 bedrooms should provide a minimum of 3 parking spaces. The floor plans show the current front garden area would be paved over and show this would create space for 3 spaces available to the front of the property. Although it is judged that realistically this would only provide adequate space for two vehicles, this would still result in an extra space and as the proposal results in one extra bedroom it is deemed the parking proposal is acceptable in this instance.

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/19/01110 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:

1522-111A amended location and block plans
1522-532B amended proposed elevations
1522-433A amended proposed second floor and roof plan
1522-432A amended proposed ground and first floor plan

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.