

Recommendation: **GRANT PERMISSION**

3.1 The proposal is for the alteration, extension and raising of roof. Removal of existing dormer window and insertion of 2 No. skylights to north elevation, removal of existing dormer window and insertion of 1 No. velux, roof glazing and replacement dormer window to south elevation. Alterations to fenestration on south, north and west elevations and increase in height of chimney on east elevation. (Resubmission of APP/16/00618 with no revisions to this scheme).

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

CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

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**

Chichester Harbour Conservancy

APP/19/00630 - Alteration, extension and raising of roof. Removal of existing dormer window and insertion of 2No. skylights to north elevation, removal of existing dormer window and insertion of 1No. velux, roof glazing and replacement dormer window to south elevation. Alterations to fenestration on south, north and west elevations and increase in height of chimney on east elevation. (Resubmission of APP/16/00618).

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to implementation with the specified materials and requiring the rear first floor glazing to be recessed as shown on the submitted plans.

Following an original site visit made 21.7.16, I note these are identical proposals to those considered and approved under reference APP/16/00618, to which the conservancy raised no objection at that time. Since that time I am not aware of any material change in the landscape or national or local planning policy, other than perhaps of the formal adoption of the Joint CHAONB SPD in 2017.

Whilst the NPPF has been revised in February 2019, its basic provisions in terms of development affecting the setting of protected landscapes remains intact.

Having regard to the Policy framework* below, the proposed works, would be very visible from My Lords Pond and more generally within the cul-de-sac.

There would be a very modest increase in main roof ridge height. Elements within the front roof surface would line up through the elevation below.

Of greater concern is the very large picture window created by altering the rear roof profile, albeit Conservancy guidance has been followed by recessing the glazing. If there was a more homogenous feel to the cul-de-sac and uniform design of dwelling, I would have had reservations. The Conservancy maintains its dismay over the council's decision at No. 5a Simmons Green under reference APP/18/00158, but at least these proposals have a basic symmetry to the rear roof alteration.

It was noted that a property to the west in Swans Walk had used zinc as a roofing material for a rear roof addition, with pleasing results. It is also noted that the front roof surface would remain as tiles to match the cul-de-sac, with black stained vertical timber boarding to end elevations at first floor.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I would confirm that we have no objections to the proposals as it is effectively a renewal of a current consent and would be happy to see it approved.	Noted.

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 extension would be visible from the public realm, although no part of scheme would extend closer to the highway. Whilst there is no increase in the footprint of the property, the development would significantly alter the appearance of the dwelling, increasing the amount of accommodation at first floor and maximising the views to the rear of the property. There is no difference between the current scheme and the scheme which was permitted under APP/16/00618, although it is noted this permission has not yet been implemented and expired on 5 August 2019.
- 7.4 The relationship between the immediate neighbouring properties is such that the extension is unlikely to harm the degree of spaciousness in this part of the road. The contemporary design and appearance of the proposal is therefore deemed appropriate in context to the main building, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. It is judged that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.5 The proposed new roof will be visible from the neighbouring properties adjacent to the application site, with a slight increase in the ridge height of approximately 0.25 metres. The development includes enlarging the volume of the roof to the rear, the build up of the gable ends, incorporating a new dormer to the front and roof windows to the front and rear. The new roof height is comparable to that of the new dwelling which is to replace the existing bungalow at number 3 Swans Walk.
- 7.6 There are no side windows in the proposal and whilst the rear first floor elevation is predominantly glazed with a shallow recessed balcony, similar developments have been carried out to properties in the surrounding area, resulting in significant views in to the application site and neighbouring properties from other balconies. Reduced privacy is therefore an accepted characteristic of the area.
- 7.7 The first floor element of the proposal extends approximately 0.9 metres beyond the rear wall of the dwellinghouse, although there is no projection from the side elevations, retaining the existing distance between the neighbouring properties. It is considered this would reduce any perception of the proposal being overbearing. The new front dormer is smaller than the existing and corresponds with the ground floor window on the front elevation, as does the roof window and front door.
- 7.8 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/19/00630 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 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.

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

Drg No. 358 PL01 Rev P1	Location and proposed block plan
Drg No. 358 PL02 Rev P1	Existing floor and roof plans
Drg No. 358 PL03 Rev P1	Existing elevations and section plan
Drg No. 358 PL04 Rev P3	Proposed floor and roof plans
Drg No. 358 PL05 Rev P3	Proposed elevations and section plan

Reason: - To ensure provision of a satisfactory development.