

Recommendation: **GRANT PERMISSION**

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

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection, subject to a condition that prior to work commencing a Tree Protection Plan and an Arboricultural Method Statement shall be provided in writing to the LPA. The approval scheme shall implemented as approved.

Councillor Gary Robinson

No comments.

Councillor Kenneth Smith

No comments.

Councillor Mark Inkster

No comments.

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
- (iv) Parking
- (v) Trees
- (vi) CIL

- (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 proposal would raise the roof by approximately 2.5m, with a half hipped barn roof, which would have a cat slide element to the front, which would incorporate two dormers with pitched roofs and a roof light. The tiles would match existing, with 'Marley Cedral' weather board to the gable ends, dormer front and cheeks. The two windows at ground floor (front) have been enlarged to reflect the size of the dormers on the roof, as the applicant does not want to reduce the size of the dormers, due to the shade caused by a very large protected tree in the front garden. This would be in general conformity with the guidance in Havant's Design Guide SPD. The rear of the proposal would be two storey. The porch would be relocated (and enlarged) from the north elevation (to be replaced by windows), to accommodate the proposed internal alterations, which would have the same pitched roof as the dormers. The size of the porch would be 3m x 1.5 x 4.5m. This would have a brick base, to match existing, glazing with wooden beams and cladding. To the rear the proposal would be two storey, with windows at first floor, servicing 2 bedrooms, en-suite and shower room. With the exception of the porch, the footprint of the proposal remains as existing. If permission is forthcoming, a pre-commencement condition is recommended requiring samples of materials, which the applicant's agent has agreed to.
- 7.4 Due to the variation in house types and materials within the locality it is considered that the design and appearance of the proposal is appropriate in context to the main building and the locality 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

- 7.5 There are chalet style bungalows to the north (No. 42) and south (No 38) of the application site, with windows and doors within their flank elevations. The proposal would raise the roof by approximately 2.5m, with the angle raised from 35 to 45 degrees. However, the front of the roof is a cat slide roof, which is set back into the property, giving the appearance of a chalet bungalow. The separation distance with No 42 to the north, which is set back further into the site, is approximately 4.5m. The separation distance to No 38 is approximately 3m, which is set forward of the application property. Due to the orientation of Nos. 38 and 40, the latter already causes overshadowing to No. 38 as does the two large protected trees in the front and back gardens. The proposal would not materially change the level of overshadowing currently experienced. As to No. 42 due to its orientation with No. 40 and the two large trees in the site's property, the raising of the roof would not materially change the existing position as regards overshadowing to the window and door on the north elevation of this property.
- 7.6 The existing property has a large flat roof dormer to the rear, with 4 windows, servicing 2 bedrooms, a bathroom and a stairwell. The proposal's four windows on the first floor rear elevation would be very similar to that it would replace, with oblique views over neighbours' properties to either side, obscured in part by trees and vegetation along the boundary and to the rear. The separation distance to the property to the rear is approximately 58m with vegetation/trees along the boundary, which exceeds the requirement in Havant's Design CPD
- 7.7 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.

(iv) Parking

- 7.8 The existing property is three bed. The proposal would be three/four bed. There are four car parking spaces within the front of the property, which exceeds the requirement of three car parking spaces in Havant's Car Parking SPD and accords with Policy DM13 of the Havant Borough Core Strategy 2011.

(v) Trees

- 7.9 As stated above there are two protected trees on the site. As to the tree to the rear, the footprint of the proposal would not change and the tree is sufficiently distanced from the house for the development to not impact on it. As to the tree at the front, the increase in footprint is limited to the porch. The Arboricultural Officer has advised no objection, subject to a condition that prior to work commencing a Tree Protection Plan and an Arboricultural Method Statement shall be provided in writing to the LPA and that the approval scheme shall be implemented as approved. A condition to this effect is recommended, which has been agreed with the agent.

(vi) CIL

- 7.10 The floor area of the proposal is less than 100 sqm and therefore does not fall under the CIL regime.

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/19/00811 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:
Site Plan - Drawing No. 1908/05
Site Location Plan - Drawing No. 1908/04
Site Plan - 1:500
Existing Plan - Drawing No. 1908/01
Proposed Plan - Drawing No. 1908/03B
Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the

materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Before development commences, a Tree Protection Plan and an Arboricultural Method Statement shall be submitted to, and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as approved, before development commences and throughout the approved development.
Reason: In the interests of tree protection and the visual amenities of the area, and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.