
Site Address:	26 Jessie Road, Havant, PO9 3TH		
Proposal:	Proposed new bedroom within roof void with flat roof dormer to rear		
Application No:	APP/19/00884	Expiry Date:	08/11/2019
Applicant:	Mr & Mrs Heap		
Agent:	Mr Reading	Case Officer:	Lesley Wells
	Skyline Design Services		
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

26 Jessie Road is a 3 bed end of terrace property, which lies on the southern side of Jessie Road. The walls of the main house are red brick, with brown tiles. There is a dropped kerb to the front to provide off-street parking within the garden.

2 Planning History

10/71448/000 - Conservatory to rear and front entrance porch. , PERM,31/03/2010
50/00892 - for the erection of dwelling houses and the installation of roads and sewers, UNK,08/05/1950

3 Proposal

Proposed new bedroom within roof void with flat roof dormer to rear. Provision of 3 parking spaces in the front garden.

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)

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

Councillor Pamela Crellin - Barncroft

No comment.

Councillor Yvonne Weeks - Barncroft

No comment.

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: 0

Comment	Officer Comment
None.	

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

7.4 The facilitate the proposal to convert the roof, a flat roofed rear dormer is proposed. (A pitched roof dormer to the front of the property has been removed from the scheme). The dormer is not below the ridge line, but is set back from the eaves line, which is not in accordance with Havant's Design Guide. The reason the applicant is reluctant to lower the height of the dormer, is that the height within the roof is limited, and bringing the dormer down from the ridge, would further limit the head room. It is recognised that the size of the dormer is significant on the roof slope, but falls within permitted development tolerances, which has been raised. The design of the rear dormer reflects others in the locality, albeit they are of different sizes, to accommodate loft conversions. Due to the dormer being to the rear of the property, it would have no material impact on the street scene or the character or appearance of the locality.

- 7.5 The roof tiles would match existing, with plain clay tile hanging on the dormer cheeks.
- 7.6 The hip to ridge extension to accommodate the conversion would not be significantly harmful to this row of terraced properties, or have an adverse impact on the street scene and again falls within the tolerances of permitted development rights.
- 7.6 On balance, 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

- 7.7 As to the rear dormer, any overlooking would be of an oblique nature, similar to that currently experienced from the first floor rooms to the rear. In this residential location this level of overlooking is considered to be acceptable and would not be significantly harmful to the amenity of neighbours. The window to the side, would service a stair well, which would not impact on the amenity of the neighbouring property to the east.
- 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.

(iv) Parking

The proposal would increase the number of bedrooms at this property from 3 to 4. In accordance with the guidance in Havant's Car Parking Supplementary Planning Document, 3 on-site car parking spaces are required, which are provided in the front garden. The proposal therefore accords with this document and Policy DM13 of the HBLP (Core Strategy).

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/19/00884 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 location, block, floor and elevation plan (excluding the dormer to the front of the property) - Drawing No. 3055-01A.

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.