

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

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 Julie Thain-Smith**

No comment.

**Councillor Lulu Bowerman**

No comment.

**Councillor R Kennett**

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: 10

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

- 7.3 The pair of semis are the only properties in this part of New Brighton Road, with the road effectively being a cul-de-sac finishing in front of 20 New Brighton Road.
- 7.4 The proposal was amended following concerns about the rear dormers, which lacked symmetry with the windows below and due to their size. The amendments changed the position of the dormers and the proposal itself. On the ground floor there would be the porch, utility room, kitchen and dining area, lounge, a bathroom and 3 bedrooms. At first floor, 2 bedrooms, one with an en-suite and a bathroom.
- 7.5 The proposal would change the hipped roof of this semi detached bungalow to a gable, to accommodate the conversion of the roof. This change to the roof would reflect the planning permission for the adjoining semis, granted permission on 23/8/19 under reference APP/19/00441, as would the pitched roofed dormers to the rear, albeit three are proposed, as opposed to two. The height of two out of three of the rear dormers would be to the ridge, but set back above the wall plate, similar to those on the adjoining property, but at odds with Havant's Design Guide. It is noted that there may be a fall back position for the hipped to gable extension and the rear dormers on this property, under permitted development rights; a point the agent has alluded to. Therefore, on balance the dormers are considered acceptable. On the front roof there would be 4 roof lights.
- 7.6 As to the existing flat roofed side extension, a pitched roof with rooflights is proposed, with an extension to the front of the property which would be approximately 2.5m (length) x 5m (width) x 4.4m (high), which would be subservient to the bungalow. The main entrance into the bungalow, would be to the side, as per the existing arrangements, with some changes to the fenestration proposed. A flat roofed front extension was granted for the adjoining semi under the above planning permission. Whilst the proposed front extension is larger (and pitched), then its neighbour, it should not materially impact on the street scene.
- 7.7 To the rear a flat roof extension with a lantern is proposed the size of which would be approximately 4m (length) x 5m (width) x 2.6m (high). The side of the rear extension, would be glimpsed from the road, but this would not be materially harmful to the locality.
- 7.8 As to the pitch roofed double garage, this would replace an existing flat roofed double garage. The size of the replacement garage would be approximately 6.7m (length) x 7m (width) x 5m (high). This would be larger than the existing garage (approximately 6.2m x 6m x 2.5m). The design of the garage would be an improvement to the area over the existing flat roofed garage.
- 7.9 The proposed would be not be out of keeping with the host dwelling or this pair of semis, with brick work and the roof materials to match the original dwelling, and weather board cladding to the dormers.

- 7.10 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

- 7.11 As to the extensions and roof alternations this would not materially impact on the adjoining semi, due to the separation distance; nor would it impact on the Church's car park to the west. As to the dormers there would be a separation distance of over 20 m to the property to the rear and any overlooking would be to the front of that property; not private amenity space. Overlooking of an oblique nature would be the case with the adjoining semi, which would reflect that granted planning permission for No. 20. Such overlooking would not be significantly harmful to residential amenity.
- 7.12 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Community Infrastructure Levy (CIL)

- 7.11 The proposed increase in floor space is under 100 sq m. Therefore, payment under the CIL regime does not fall due.

(iv) Parking

- 7.12 The proposal would increase the number of bedrooms from four to five. Three car parking bays are provided, together with a double pitched roof garage to the side, making a total of 5 spaces. The proposal therefore exceeds the requirements of three car parking spaces in Havant's Car Parking SPD and accords with Policy DM13 of the HBLP.

## **8 Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality 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/20/00078 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:

Location & Block Plan - PG NO: 08 dated 08.05.20  
Proposed Ground Floor Plan - PG NO: 02 dated 08.5.20  
Proposed First Floor Plan - PG NO: 04 dated 08.5.20  
Proposed Elevations Plan - PG NO: 06 dated 08.5.20  
Proposed Garage Elevations - PG NO:07 dated 28.11.07

**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(s) 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.